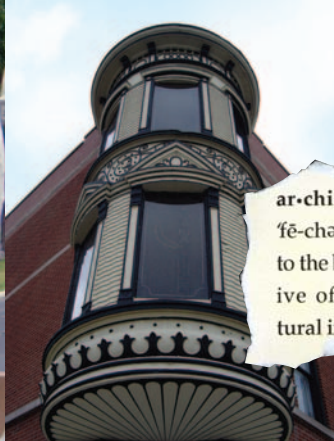


A Planners Dictionary



cem•e•tery \se-mə-ter-ē\ Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities.



ar•chi•tec•tur•al fea•ture \ˈär-kəˌtek-chər-rəl ˈfē-chər\ Part, portion, or projection adding to the beauty or elegance of a building, exclusive of signs, not necessary for the structural integrity or habitability of the building.



fire hy•drant \ˈfir ˈhī-drənt\ Provides water for fire-fighting purposes without restriction as to use for that purpose.



skate•park \ˈskāt ˈpärk\ A public facility that is designed for use by persons riding skateboards, in-line skates, or roller skates.



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A Planners Dictionary

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INTRODUCTION

Why Definitions?

*by Harvey S. Moskowitz, FAICP
and Carl G. Lindbloom, AICP*

The term “glossary” is defined as an “alphabetical list of terms: an alphabetical collection of specialist terms and their meanings, usually in the form of an appendix to a book.” (Microsoft(r) Encarta(r) Reference Library 2003 (c) 1993-2003 Microsoft Corporation).

A *Glossary of Zoning, Development, and Planning Terms (The Glossary)* (Planning Advisory Service Report 491/492), edited by Michael Davidson and Fay Dolnick, was just that—a collection of terms and words used in all aspects of planning, including land use, architecture, real estate, environment, law, science, economics, government, and engineering. In fact, the editors of *The Glossary* sum up the breadth of planning by stating: “What has amazed all of us (editors and research assistants) is the incredible breadth of what planners are expected to know and have to deal with on a daily basis.” It does indeed give validity to what Rutgers University’s premiere planning professor, Edward D. Wilkens, observed: that planning was indeed “the field for the Renaissance Man.”

The editors of *The Glossary* decided to give this new edition a different name: *A Planners Dictionary*. They felt it was more in keeping with the fact that a dictionary captures not just the technical terms used in planning, zoning, and development, but also the concepts that planners, public officials, and the public address in any consideration of community building. But, as Shakespeare noted, a rose by any other name is still a rose, and this PAS Report, whether called a glossary or dictionary, fills a valuable niche in any planner's reference library.

The extensive list of terms defined in the dictionary were compiled from many sources. For some of the terms, several sources are used to provide different interpretations for the same term. All sources are cited, with commentary and cross-references where appropriate.

As noted in the first edition of our book, *The Illustrated Book of Development Definitions* (Center for Urban Policy Research, 1993), "most zoning or land development ordinances definitions are 'borrowed,' 'inherited,' or 'stolen' from other ordinances." Jason Wittenberg, author of the chapter "The Dynamics of Off-Street Parking" in *Parking Standards* (Planning Advisory Service Report No. 510/511), edited by Michael Davidson and Fay Dolnick, concurs with respect to off-street parking requirements. Wittenberg states:

The most popular method for determining off-street parking requirements may be to borrow from the ordinances of other communities.

But he also acknowledges another caveat that is pertinent to the use of the dictionary, as follows:

Adoption of another jurisdiction's standards, without consideration of local socioeconomic standards, comprehensive plan, political environment, the input of the citizens for the community, and legal review according to state enabling legislation, among other issues, may result in standards that just don't fit.

We see *A Planners Dictionary* as an important checkpoint in the preparation of ordinances and various other documents that control and shape the built environment. At the very least, it gives the drafter a comprehensive and far-reaching universe of words and phrases that may be needed for understanding planning documents and for development ordinances to be effective. Indeed, we found *The Glossary* a useful resource in researching definitions for the most recent edition of *The Illustrated Book of Development Definitions*.

WHAT IS A DEFINITION?

The *Oxford Universal Dictionary* defines definition as "A precise statement of the essential nature of a thing." (There are four other definitions related to the root "define" that do not apply here). *Webster* elaborates somewhat: a definition is "a word or phrase expressing the essential nature of a person or thing or class of persons or things, a statement of the meaning of a word or word group."

In the context of the land development ordinance, definitions have three purposes:

1. Definitions simplify the text. In *The Illustrated Book of Development Definitions*, we note that a definition makes it possible to combine long phrases, lists of words, or similar terms into one or two words, which in the zoning context may be treated alike. For example, rather than repeat "application for site plan approval," "permission to build in a floodplain," "soil removal application," or "application for subdivision" in an ordinance regulating development, the phrase "application for development" can be defined to mean all of the preceding terms. Similarly, the term "manufacturing" is defined to mean:

Establishments engaged in the mechanical or chemical transformation of materials or substances into new products inducing the assembling of component parts, manufactured products, and the blending of materials, such as lubricating oils, plastic, resins, or liquors.

The ordinance would be considerably longer if the words used to define manufacturing had to be repeated throughout the ordinance whenever the term “manufacturing” was used.

2. Definitions establish the precise meaning of a word or phrase that may be subject to differing interpretations. Precision eliminates ambiguity and vagueness. It focuses on the essential elements of a word or phrase and clearly marks off and limits its application or interpretation. For example, a zone may permit light industrial uses. Is it not true that everyone knows the nature of light industry? Industry means work. Perhaps it also means manufacturing. Is warehousing included? *Webster* has five definitions of industry, and the North American Industry Classification System (NAICS), which replaced the *Standard Industrial Classification Manual* in 1997, lists 1,179 industries, or as the manual defines it, “. . . the entire field of economic activities”

Even if we define industry as manufacturing (defined by NAICS as “establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products (including) assembling of component parts”), we still have the difficult task of defining light manufacturing. Does light refer to the end product, the raw material, or the machines used in the process? Or does it refer to something else completely?

By precisely defining light manufacturing in an ordinance, we eliminate the vagueness and ambiguity that, at best, results in confusion and, at worst, ends up in costly lawsuits and delays.

3. Definitions transform technical terms into an understandable, usable terminology. Definitions give meaning to sometimes abstract, technical terms for the purpose of controlling and guiding development.

For example, when referring back to light manufacturing, the term “light” may be defined in more than a few contexts, including trip generation, bulk controls, water runoff, and nuisance characteristics. Each of these terms has its own definition, and the one for light manufacturing should refer to the ordinance for the standards that distinguish it from medium or heavy manufacturing. Thus, one nuisance characteristic may be noise, and the standard for light manufacturing as it relates to noise can include maximum day and night decibel levels and specific measuring points. Another is light and glare, which are regulated in terms of maximum footcandle and where observed.

WHAT DEFINITIONS ARE NOT

Definitions simplify, clarify, and translate. What should they not do?

Definitions should not contain the control standards that regulate the defined word or phrase. For example, most ordinances attempt to define home occupations in terms of the standards under which the home occupation can operate. These standards usually include the percentage of floor area that can be occupied, limitations on nonresident employees, parking requirements, lot sizes, and sign controls.

These control elements do not belong in the definition; rather, they belong in the body of the ordinance and may vary depending on the zone in which the home occupation is permitted. To locate the standards in the definition precludes this flexibility. (Because *A Planners Dictionary* offers its definitions verbatim—or near verbatim—from its sources, the reader may find that some of the defined terms may violate this caveat and include control elements.)

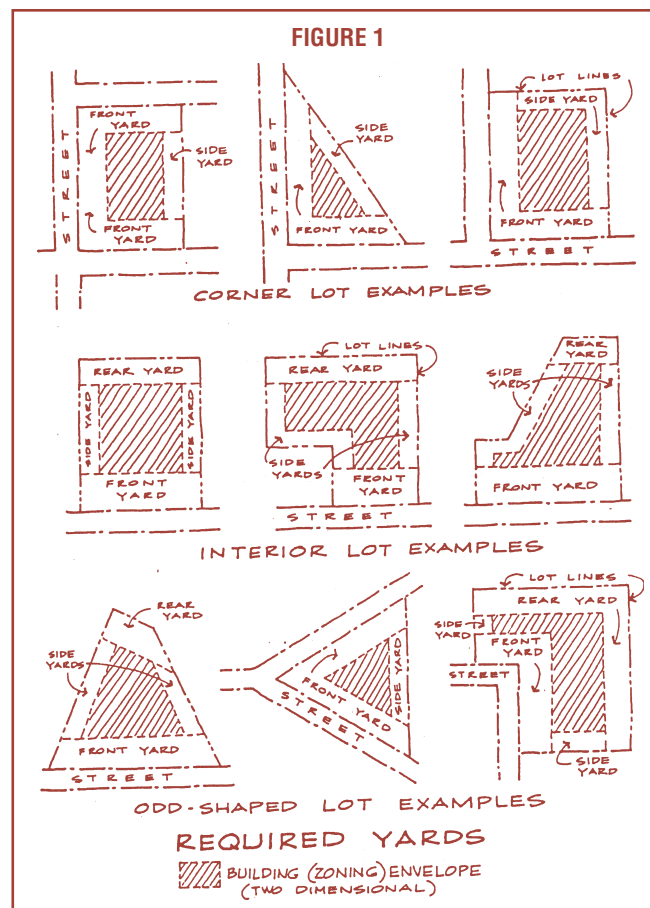
Definitions should not run counter to the generally accepted meaning of words and phrases. Cox (2003, 114) cites a New Jersey case (*Essex County Retail, etc., v. Newark, etc. Bev. Control*, 77 N.J. Super. 70, 77 (App. Div. 1962)) where the court says:

Ordinances are to receive a reasonable construction and application, to serve the apparent legislative purpose. We will not depart from the plain meaning of language which is free of ambiguity, for an ordinance must be construed according to the ordinary meaning of its words and phrases. These are to be taken in the ordinary or popular sense, unless it plainly appears that they are used in a different sense.

However, by the same token, common words and phrases often take on a specific meaning in a technical field that may differ substantially from the generally accepted or public definition. Examples include affordable housing, cellar, basement, or home occupation. The courts also may restrict or expand commonly accepted definitions, such as “family.” The traditional definition of family was persons related by blood and/or marriage and (usually) one or two unrelated individuals. Subsequent court decisions have altered the meaning of family in land-use applications by defining it to include an unlimited number of nonrelated individuals living as a single housekeeping unit.

ILLUSTRATIONS

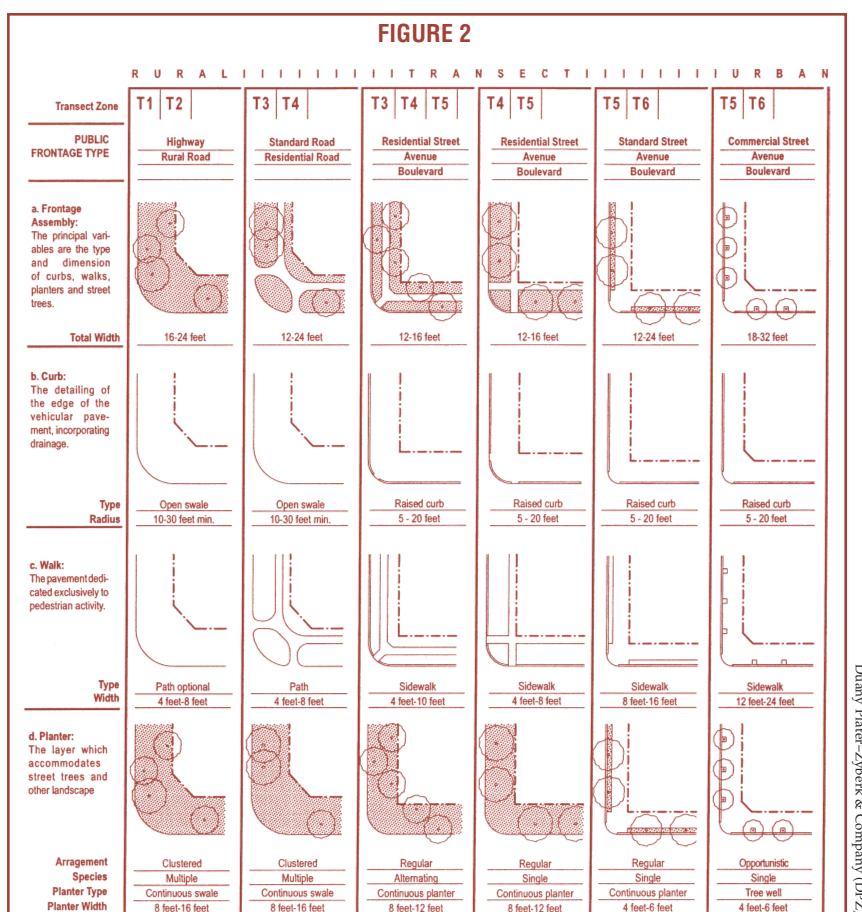
Illustrations can be an important aid in interpreting definitions. For example, minimum front, rear, and side yard setbacks are easy to determine when applied to the standard rectangular lot. But how are they applied to corner and odd-shaped lots? The easiest and clearest way is through the use of an illustration. In Figure 1, taken from the *Cranbury*



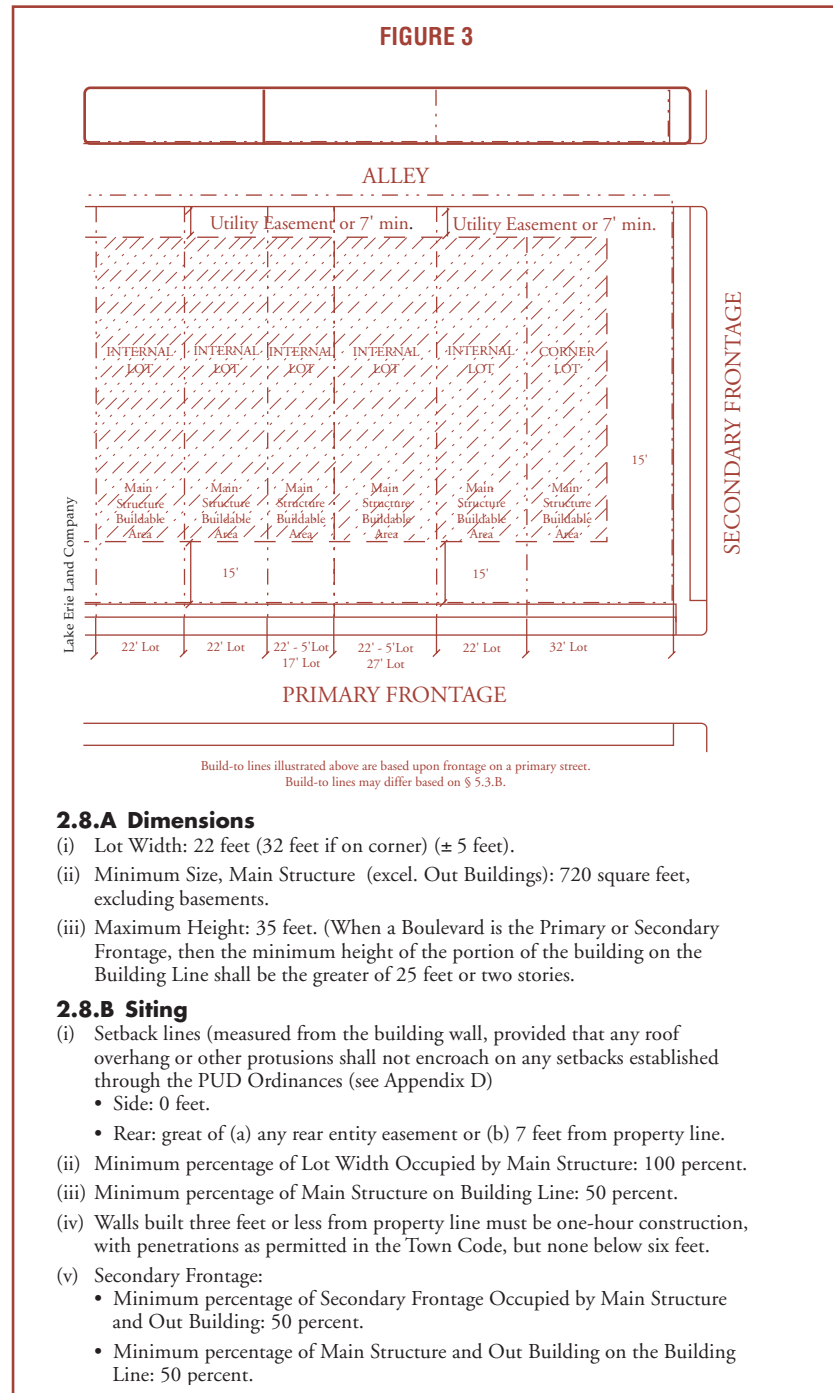
Township, New Jersey, Land Development Ordinance, the front, side, and rear yards of nine irregularly shaped lots are illustrated. Consider the difficulty in trying to put into words how minimum setbacks are applied in these cases.

Despite their obvious value, illustrated definitions are rarely found in zoning and development ordinances, with some notable exceptions discussed in this article. An occasional ordinance will show, for example, an angle-of-light or sky exposure plane diagram to establish the minimum dimension for interior courts or another similarly technical term. Still, ordinances typically prefer the proverbial thousand words over a single picture. The omission of illustrations—even if only used to highlight a definition or standard—is not in keeping with the country’s first zoning ordinance, the 1916 *New York City Zoning Ordinance*, where a series of three graphic overlays was used for height, use, and bulk. Even today, the heart of a zoning ordinance is the district or zone map. Subdivision and site plan regulations are primarily concerned with design or graphic representations of what eventually will be three-dimensional products. Illustrations can greatly simplify how standards should be applied, particularly where the lot or parcel is irregularly shaped or where there are a number of variables preset, each of which may have an impact on how the ordinance might apply in a specific situation.

Two development ordinance examples that use illustrations successfully, integrating text and pictures, are the SmartCode unified development ordinance (see Figure 2) by Duany Plater-Zyberk & Company (DPZ) and the *Coffee Creek Center Design Code Book* developed by the Lake Erie Land Company of Chesterton, Indiana. The SmartCode effectively uses illustrations to pro-



vide a template for the built environment (including preserved and environmentally sensitive areas) in a variety of growth patterns from rural to urban and to individual structures and their settings. The diagrams include standards for private and public frontage, building height, land assembly, civic space, building disposition, streetscapes and frontages, curb and turning radii, frontage and lot lines, site layers, and building height elements. (See Figure 2.) The *Coffee Creek Center Design Code Book* combines sketches, detailed drawings, and photographs along with the written text to illustrate specific site design details, including overall land planning, home types, siting, architectural details, building lines, parking, signs, landscaping, lighting, and infrastructure, such as roads, drainage, and environment. (See Figure 3.)



Both the SmartCode and *Coffee Creek Center Design Code Book* use illustrations as specific regulations. *The Illustrated Book of Development Definitions* uses illustrations to interpret the definitions in various applications.

GENERAL COMMENTS

Do not define it if it is not used in the ordinance. There are two schools of thought on whether to define a word or phrase that is not included in the ordinance. For example, in a rural farm community, should the term “high-rise apartment” be defined? Conversely, should commercial farming be defined for urban areas?

Many drafters believe that if there is a possibility that the phrase will be used in the future, it should be included. The authors are of another opinion. If it is not used, either as a permitted use or one specifically excluded, it should not be defined. In a rural farm community where high-rise apartments are not permitted, there is no reason to include the definition anywhere in the ordinance. Conversely, there would be no need to define a quarry in an ordinance regulating development in a built-out city. Where there may be a question as to whether a use is allowed in a particular zone, defining the use gives credence to the position that the intent is to allow it.

Use federal, state, or county definitions if available. A growing number of land-use categories are no longer under local control, or they require federal, state, or county licenses or approvals. Thus, to the extent possible, local definitions should be in agreement with those of the higher levels of government. This more clearly defines the intent of the framers in allowing a specific use or activity in a zone. For example, if the local intent is to permit elementary schools in residential neighborhoods, the definition can state, “any school licensed by the state and meeting the state requirements for elementary education.” This eliminates private business schools or vocational schools. Keep in mind, however, that with some definitions, including public utilities and essential services, federal or state-level definitions would not apply locally.

Use nationally accepted definitions if available. Prior to 1997, the best source of use definitions was the *Standard Industrial Classification Manual (SIC)*. The *SIC* grouped all land-use activities into a series of categories, from very broad activity classes (such as residential, manufacturing, trade, services, etc.) to specific and detailed land-use categories. NAICS classifies business establishments into 20, two-digit, broad categories (compared with 10 divisions in the *SIC*), and the 20 categories are then subdivided into three-, four-, five-, and six-digit use categories. A total of 1,170 industries and business activities are identified.

NAICS can be used by planners to develop various land-use categories and identify changes of use. The zoning ordinance could identify specific NAICS business sectors or subsectors as permitted uses in appropriate zones and exclude them where not appropriate. The local ordinance would still control the intensity of development through the bulk regulations.

Words should be defined within the context of the legislative intent of the zone district and other uses permitted in the district. For example, residential zone districts often include home professional offices as principal permitted uses along with primary residences. These districts are not appropriate for professional office buildings because their legislative intent is residential.

Legal and technical input is necessary in preparing definitions for development ordinances. Legal review is needed to ensure that definitions do not run afoul of state or federal laws or run counter to court decisions.

Engineering, architectural, and environmental review is needed for definitions encompassing those fields.

Keep a record. When reviewing or revising the land development ordinance, it is important to have a notebook record of definitions that seem ambiguous or subject to conflicting interpretations in practice. Planners should be watchful of other municipalities' ordinances and good definitions within them. Keeping notes also means staying current as new names are applied to old standards identifying emerging trends, changing functions, or cultural transformations (e.g., megachurches, megaplexes (multiscreen movies houses), the range of new retail operations such as big-box retailers and category killers, or even financial services centers—known previously known as check-cashing establishments).

As we noted in the two previous editions of *The Illustrated Book of Development Definitions* (with the third edition due for publication in early 2004), many of the definitions came from articles in *Planning, Land-Use Law and Zoning Digest* (now *Planning & Environmental Law*), *Zoning News* (now *Zoning Practice*), and Planning Advisory Service publications. In our opinion, regular perusal of these publications is the best way to stay current.

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a

■ **abandon** To cease from actively using land or any premises for its intended use for a time period greater than specified. (*Ormond Beach, Fla.*)

■ **abandoned building** (See also **building, vacant; property, abandoned**) (A) Any vacant building which is frequented by persons who are not lawful occupants of such structure; or (B) Any vacant building which by reason of lack of maintenance or by reason of the boarding up of its doors and windows, or other reasons, has a substantial adverse effect on the value of property in the immediate neighborhood; or (C) A building, the principal use of which has been abandoned, and that no longer has any function or use; or (D) Any railroad trestle or siding no longer in use. (*Oak Park, Ill*)

■ **abandoned item** Any item which has ceased to be used for its designed and intended purpose. The factors used in determining whether or not an item has been abandoned, include but are not limited to the following: (1) Present operability and functional utility of the item; (2) the date of last effective use of the item; (3) the condition of disrepair or damage; (4) the last time an effort was made to repair or rehabilitate the item; (5) the status of registration or licensing of the item; (6) the age and degree of obsolescence; (7) the cost of rehabilitation or repair of the item when compared to its market value; or (8) the nature of the area and location of the item. (*Truckee, Calif.*)

■ **abandoned sign** (See **sign, abandoned**)

■ **abandoned vehicle** (See **motor vehicle, abandoned**)

■ **abandonment** To stop the use of property intentionally. When the use of a property has ceased and the property has been vacant for 12 months, abandonment of use will be presumed unless the owner can show that a diligent effort has been made to sell, rent, or use the property for a legally permissible use. (*Alexandria, Va.*)

To cease or discontinue a use or activity without intent to resume, but excluding

temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure. An "intent to resume" can be shown through continuous operation of a portion of the facility, maintenance of sewer, water, and other public utilities, or other outside proof of continuance such as bills of lading, delivery records, etc. (*Sandy, Ore.*)

An intentional and absolute relinquishment and cessation of a use for any period of time without intention to resume said use or the voluntary discontinuance of a use for a continuous period of one year without reference to intent. (*Willistown Township, Pa.*)

The relinquishment of property, or cessation of the use of property, by the owner or lessee without any intention of transferring rights to the property to another owner or of resuming the use of the property. (*Concord, N.C.*)

■ **abate** To end a nuisance, emergency, or nonconformance. (*Ames, Iowa*)

■ **abatement** Any action taken to reduce, relieve, or suppress another continuing action. There are two relevant forms: a summary abatement, which is a legal action taken to suppress the continuation of an offensive land use; and a tax abatement, which is a release or forgiving of a certain tax liability for a specific period of time and under certain circumstances. (*Handbook for Planning Commissioners in Missouri*)

■ **abattoir** (See **slaughterhouse**)

■ **above-grade** (See also **grade** definitions)

■ **abutting** (See also **adjacent/adjoining; contiguous**) Having a common border with, or being separated from such a common border by a right-of-way, alley, or easement. (*Worcester, Mass.*)

Contiguous to. For example, two adjoining lots with a common property line are considered to be abutting. (*Lake Elsinore, Calif.*)

Making contact with or separated only by public rights-of-way, railroad or other

public utility, or navigable water which does not exceed 120 feet in width. (*Hopkins, Minn.*)

Having property or district lines in common. (*Concord, N.C.*)

The condition of two adjoining properties having a common property line or boundary, including cases where two or more lots adjoin only on a corner or corners. (*Prescott Valley, Ariz.*)

■ **abutting owner** A person holding a legal interest in real property in contact with property cited in an application, petition, or request pending before a commission. (*Handbook for Planning Commissioners in Missouri*)

■ **access connection** Any driveway, street, turnout, or other means of providing for the movement of vehicles to or from the public roadway system. (*Center for Urban Transportation Research, Tampa, Fla.*)

Encourages indirect access to abutting properties primarily by shared driveways, frontage drives, interconnecting parking lots, or some other means where practical, or some other means as needed to allow for efficient local circulation. (*Beaverton, Ore.*)

That area between the curb of a street, or edge of the traveled portion of a street when no curb exists, and the right of way/property line over which the city will permit vehicular travel from the traveled portion of a street to an individual property, or off street parking space(s). A physical break or cut of a curb (curb cut) may be necessary to create a drive access. (*Peoria, Ariz.*)

■ **access, direct** The provision for immediate ingress and egress of vehicles from an abutting property to an adjacent street. (*Beaverton, Ore.*)

■ **access drive** A roadway leading from a public right-of-way to a parking area. Such a roadway shall be considered part of the parking area when it is adjacent to one or more parking spaces. (*Milwaukee, Wisc.*)

■ **access, indirect** The provision for ingress and egress of vehicles from an

abutting property to an adjacent street, is shared by two or more properties or is channeled by some means indirectly to the adjacent street. (*Beaverton, Ore.*)

■ **access management** The process of providing and managing access to land development while preserving the regional flow of traffic in terms of safety, capacity, and speed. (*Woodburn, Ore.*)

City regulations of access to streets, roads, and highways from public roads and private driveways. Regulations may include but are not limited to restrictions on the siting of interchanges, restrictions on the type, number, and location of access to roadways, and use of physical controls, such as signals, channelization, and raised medians. (*Beaverton, Ore.*)

A set of policies and standards that manage the number and location of access points (driveways) on the public road system. (*Wayne County, Ohio*)

■ **access point** (1) A driveway, a local street, or a collector street intersecting an arterial street; (2) a driveway or a local street intersecting a collector street; or (3) a driveway or a local street intersecting a local street. (*Grant County, Ky.*)

A private driveway or other private opening for vehicles to enter from or exit to a street. (*Ormond Beach, Fla.*)

■ **access, private** A private access is an access not in public ownership or control by means of deed, dedication, or easement. (*Beaverton, Ore.*)

■ **access, public** The ability of the public to physically reach, enter, or use recreational sites including beaches and shores. (*Temple Terrace, Fla.*)

A means of physical approach . . . available to the general public. This may also include visual approach. (*Renton, Wash.*)

■ **access strip** A strip of land which is part of a lot and provides access to the part thereof used or to be used for buildings and structures. (*Vernal City, Utah*)

Commentary: If you need terms related to access beyond those we have included here, we recommend that you consult the "Model Land Development & Subdivision Regulations that Support Access Management

for Florida Cities and Counties," *Center for Urban Transportation Research, University of South Florida, Tampa, Florida, January 1994.*

■ **accessory** A use, activity, structure, or part of a structure that is subordinate and incidental to the main activity or structure on the site. (*Burien, Wash.*)

■ **accessory apartment** A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot. (*Blacksburg, Va.*)

A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business. (*Asheville, N.C.*)

A permitted independent, subordinate dwelling unit contained within a single-family detached dwelling or its accessory detached garage. (*York County, Va.*)

A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility with provisions within the accessory apartment for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the main dwelling. (*Sandy, Ore.*)

A structure or combination of structures that: (1) are located on the same lot, tract, or development parcel as the primary residential building (2) are clearly incidental to and customarily found in connection with a primary building or use; (3) are subordinate to and serving a primary building or use; (4) contribute to the comfort, convenience, or necessity or the occupants in the primary building or use; and (5) do not exceed the total gross square footage of the primary building or use, and comply with the definition of residential garage. (*Fort Wayne, Ind.*)

■ **accessory banking** (See also **bank**) A banking service(s) office, which may or may not include automated teller machines, that does not include drive-through services of any kind. (*Miami, Fla.*)

■ **accessory dwelling unit** (See also **ECHO housing**) A residential dwelling unit, but not a mobile home, located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. Secondary dwelling units shall be developed in accordance with the standards set forth in [local code] and only in those zoning districts where the use is listed as a special review use. (*Loveland, Colo.*)

A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure. (*Livermore, Calif.*)

■ **accessory structure** A subordinate structure detached from but located on the same lot as a principal building. The use of an accessory structure must be identical and accessory to the use of the principal building. Accessory structures include garages, decks, and fences. (*Ames, Iowa*)

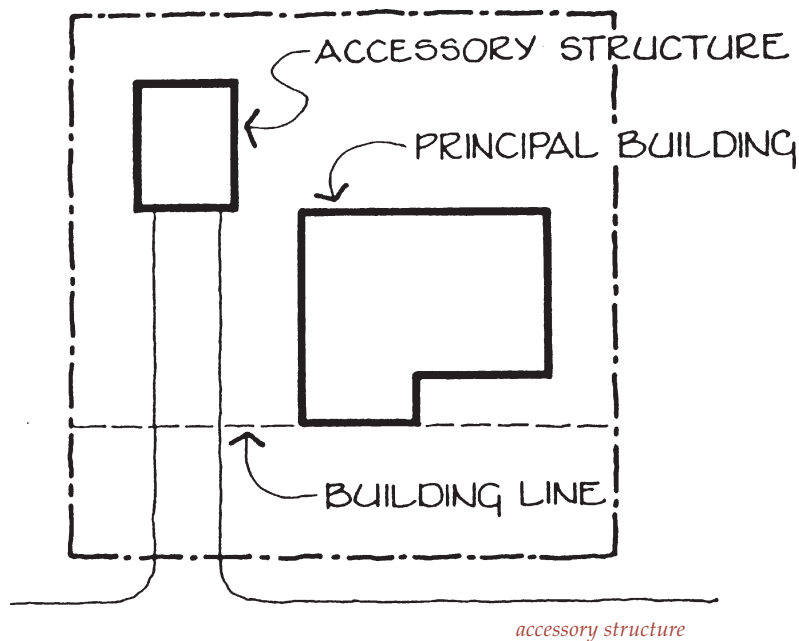
A detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith. (*Guilford County, N.C.*)

A use or a structure subordinate to the principal use of a lot, or of a principal building on the same lot, and serving a purpose clearly incidental to a permitted principal use of the lot or of the building and which accessory use or structure is compatible with the principal permitted uses or structures authorized under zoning regulations applicable to the property. (*Santa Rosa, Calif.*)

[A structure] located on the same lot with the main building, detached or attached, and is subordinate and customarily incidental to the use of the main building. (*Maynard, Mass.*)

A use or structure that is subordinate in size or purpose to the principal structure or use of the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal structure or use of land. (*Wood River, Ill.*)

A detached subordinate building, the use of which is customarily incidental to that



of the main building or to the main use of the land and which is located on the same lot with the main building or use. (*Golden, Colo.*)

■ **accessory structure, nonresidential**

A structure or combination of structures that: (1) are located on the same lot, tract, or development parcel as the primary nonresidential building; (2) are clearly incidental to and customarily found in connection with a primary building or use; and (3) are subordinate to and serving a primary building or use. (*Fort Wayne, Ind.*)

■ **accessory use** A structure or use that: (1) is subordinate in area, extent, and purpose to the principal use; (2) contributes to the comfort, convenience, or necessity of the principal use; and (3) is located on the same lot and in the same zoning district as the principal use. (*Blue Springs, Mo.*)

A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel. (*San Bernardino, Calif.*)

A use that is (1) customarily incidental and subordinate to the principal use of a lot or the main building thereon, and (2) located on the same lot as the principal use or building. In addition, a temporary structure or trailer used for construction administration, or real estate sales in con-

junction with and during the period of development, construction, or sales within the same site or subdivision in which it is located is also an accessory use. (*Montgomery County, Md.*)

A use that is incidental and subordinate to that of the main building or use of land and that is located on the same lot and under the same ownership in all respects. (*Oxford, Conn.*)

A use or a structure subordinate to the principal use of a lot, or of a principal building on the same lot, and serving a purpose clearly incidental to a permitted principal use of the lot or of the building and which accessory use or structure is compatible with the principal permitted uses or structures authorized under zoning regulations applicable to the property. (*Santa Rosa, Calif.*)

A use which: (1) is subordinate to and serves the principal building or use; (2) is subordinate in area, extent, and purpose to the principal building or use served; and (3) contributes to the comfort, convenience, or necessity of occupants of the principal building or use served. (*Golden, Colo.*)

■ **accessway** A curb cut, ramp, driveway, or other means for providing vehicular access to an off-street parking or loading area. (*Wood River, Ill.*)

One or more connections that provide pedestrian or bicycle passage either between streets or between a street and a building, school, park, transit stop, or other destination. (*Beaverton, Ore.*)

The right to cross between public and private property, allowing pedestrians and vehicles to enter and leave property. (*Ames, Iowa*)

A means of vehicular or pedestrian approach, entry to, or exit from property. (*Fairbanks North Star Borough, Alaska*)

A way or means of approach. (*Loveland, Colo.*)

The place, means, or way by which pedestrians or vehicles shall have safe, adequate, and usable ingress and egress to a property, use, or parking space. (*Prescott Valley, Ariz.; Sandy, Ore.*)

The way by which pedestrians or vehicles shall have adequate and suitable ingress and egress to and from a land use. (*Mishawaka, Ind.*)

■ **accessway, private** (See also **street, private**) A common driveway providing immediate access from a public right-of-way or private street to a residence or small group of residences or divided interests in air rights exempt from management, maintenance, and liability responsibilities of the city. (*Sedona, Ariz.*)

■ **acid rain** Air pollution produced when acid chemicals are incorporated into rain, snow, fog, or mist. (*Environmental Protection Agency*)

Commentary: The "acid" in acid rain comes from sulfur oxides and nitrogen oxides, products of burning coal and other fuels and from certain industrial processes. The sulfur oxides and nitrogen oxides are related to two strong acids: sulfuric acid and nitric acid. When sulfur dioxide and nitrogen oxides are released from power plants and other sources, winds blow them far from their source. If the acid chemicals in the air are blown into areas where the weather is wet, the acids can fall to Earth in the rain, snow, fog, or mist. In areas where the weather is dry, the acid chemicals may become incorporated into dusts or smokes. Acid rain can damage the environment, human health, and property.

■ **acre** A land area of 43,560 square feet. (*Pima County, Ariz.*)

An area of land containing 43,560 square feet within the property lines of a lot or parcel. (*Prescott Valley, Ariz.*)

■ **acre, commercial** #An area of 35,000 square feet, being an approximation of the area remaining after dedication of normal public street right of way from a full acre. (*Peoria, Ariz.*)

■ **acreage, gross** A measure of land area. (*Manhattan Beach, Calif.*)

The acreage within the perimeter of a development tract, plus one-half the right-of-way of all adjoining streets and alleys. (*Glendale, Ariz.*)

The total area within a parcel of land. (*Mission Viejo, Calif.*)

The overall total area. (*North Liberty, Iowa*)

The total area measured to the property lines of the parcel or lot. (*Sedona, Ariz.*)

■ **acreage, net** The remaining area after all deductions are made, including streets, easements for access, and street dedications. (*North Liberty, Iowa*)

The total area within the lot lines of a parcel of land after public street easements or other areas to be dedicated or reserved for public use are deducted from the parcel. (*Rancho Mirage, Calif.*)

The area measured to the property lines of the parcel or lot after all deductions are made. Deductions include the area of: streets, easements for access, and street dedications. [Also,] the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area. (*Sedona, Ariz.*)

The total acreage of a lot, tract, or parcel of land excluding land in existing and proposed streets and street rights-of-way. (*Grand Chute, Wisc.*)

The area within lot boundaries of all lands comprising the building site. A net acre shall not include any portion of the abutting dedicated streets, alleys, waterways, canals, lakes, or any such dedicated right-of-way by whatever name known. (*Coral Gables, Fla.*)

A measure of developable land area after excluding existing dedicated rights-of-way and flood control and drainage easements. (*Manhattan Beach, Calif.*)

The horizontal plane area of a lot or parcel of land, exclusive of public road rights-of-way, public use area dedications, water areas, and any easement constituting a substantial impairment of the fee. (*North Miami Beach, Fla.*)

■ **acreage, net residential** The acreage available for development, excluding the area for streets or access and the areas which are unsuitable for development. (*Limington, Maine*)

■ **adaptive reuse** Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s). (*Ames, Iowa*)

The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of an historic single-family home to office use. (*California Planning Roundtable*)

A use representing compatible and appropriate change. (*Ephraim, Wisc.*)

■ **addition** (See also **alteration; expansion; rehabilitation; remodel**) Any construction that increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area. (*Omaha, Nebr.*)

Any increase to the gross floor area of a structure. (*Blacksburg, Va.*)

An extension or increase in floor area or height of a building or structure. (*Corunna, Mich.*)

Change to a structure or part thereof that increases the finished floor area of the building. (*Glen Ellyn, Ill.*)

A physical enlargement of an existing structure. (*Hopkins, Minn.*)

New construction performed on a building which increases the outside dimensions of the structure. An addition increases floor area of a structure. (*Ephraim, Wisc.*)

■ **addition, major** (See also **expansion, substantial**) The extension of an existing building where the cost of the addition, not including repairs and reconstruction of the existing building, is in excess of the assessed valuation of the existing building as assessed during the year immediately preceding the year in which such major addition takes place. (*Loveland, Colo.*)

■ **address** The number or other designation assigned to a housing unit, business establishment, or other structure for purposes of mail delivery, emergency services, and so forth. (*United States Census Bureau*)

■ **adequate public facilities ordinance** (See also **carrying capacity analysis; system capacity**) An ordinance that ties or conditions development approvals to the availability and adequacy of public facilities. Also known as a concurrency management system. Adequate public facilities are those facilities relating to roads, sewer systems, schools, water supply and distribution systems, and fire protection that meet adopted level of service standards. (*American Planning Association*)

■ **adjacent/adjoining** (See also **abutting; contiguous**) Touching or contiguous. (*Fairbanks North Star Borough, Alaska*)

To be separated by common property lines, lot lines, or an alley; abutting, adjoining, contiguous, or touching. (*Carrollton, Tex.*)

Property that touches or is directly across a street from the subject property. For the purpose of height regulations, any portion of a structure that is more than 100 feet from a low-density zone is not considered to be adjoining that zone. (*Federal Way, Wash.*)

Joined contiguous to, in contact with each other, so that no third object intervenes. Lots separated by a street shall be considered adjoining, except those lots separated by an arterial or collector street shall be adjacent. (*Grand Forks, N.Dak.*)

Property that touches or is directly across a street, private street or access easement, or right-of-way (other than a freeway or principal arterial) from the subject property. (*Burien, Wash.*)

The condition of being near to or close to but not necessarily having a common dividing line. Two properties which are separated by only a street or alley shall be considered as adjoining one another. (*Prescott Valley, Ariz.*)

■ **administrative decision** Any decision made by the director of community development, or his or her designee. (*Moorpark, Calif.*)

■ **administrative entity** A geographic area, usually with legally defined boundaries but often without elected officials, created to administer elections and other governmental functions. Administrative areas include school districts, voting districts, ZIP Codes, and nonfunctioning Minor Civil Divisions (MCDs) such as election precincts, election districts, and assessment districts. (*United States Census Bureau*)

■ **administrative office** (See *office uses*)

■ **administrative waiver** A modification made in the application of a specific regulation of [city code] to a particular property or development, providing that the modification differs by 25 percent or less from a specific regulation. An administrative waiver may be granted in order to remedy a disparity in privileges resulting from special circumstances applicable to a particular property or development that deprive it of privileges commonly enjoyed by other properties in the same vicinity and zoning district. (*Sedona, Ariz.*)

■ adult use definitions

Commentary: There are a number of difficult legal issues to consider in drafting regulations for adult uses. The ordinance definitions can be of critical importance in determining whether the regulations violate constitutional protections of free speech. Vaguely worded definitions that leave the business owner uncertain as to whether his or her business falls within the ordinance definition of adult uses are likely to be rejected by the courts. Most of the definitions provided here use the terms “specified anatomical areas” and “specified sexual activities” to make clear what the community considers to be aspects of adult use activity.

■ **adult use, adult arcade** An establishment where, for any form of consid-

eration, one or more motion picture projectors, slide projectors, or similar machines for viewing by five or fewer persons each are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas. (*San Bernardino, Calif.*)

Any business which provides on its premises four or more machines which upon the insertion of a coin or slug may be operated for use as a game, contest, or amusement of any description, not including musical devices. (*Beverly Hills, Calif.*)

Any place to which the public is permitted or invited wherein coin-operated, slug-operated, or for any form of consideration, electronically, electrically, or mechanically controlled still or motion picture machines, projectors, video, or laser disc players, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depiction or description of specified sexual activities or specified anatomical areas. (*Loveland, Colo.*)

■ **adult use, adult bookstore** Any premises from which minors are excluded and in which the retail sale of books, magazines, newspapers, movie films, devices, slides, or other photographic or written reproductions is conducted as a principal use of

the premises; or as an adjunct to some other business activity, but which constitutes the primary or a major attraction to the premises. (*Rock Hall, Md.*)

An establishment having as a substantial or significant portion of its stock-in-trade, books, magazines, and other periodicals or photographs, drawings, slides, films, video tapes, recording tapes, and novelty items which are distinguished or relating to specified sexual activities or specified anatomical areas, or an establishment with a segment or section devoted to the sale or display of such material. Such establishment or the segment or section devoted to the sale or display of such material in an establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age. (*Beverly Hills, Calif.*)

An establishment which has as a substantial portion (25 percent or more of gross floor area) of its stock-in-trade and offers for sale for any form of consideration any one or more of the following: (1) Books, magazines, periodicals or other printed matter, or films, motion pictures, photographs, slides, video cassettes or other visual representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or (2) devices, instruments, or paraphernalia which are designed for use in connection with “specified sexual activities.” (*Truckee, Calif.*)



adult bookstore

A business having as a substantial and significant portion of its stock-in-trade, revenues, space, or advertising expenditures of one or more of the following: (1) Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, or video reproductions, laser discs, slides, or other visual representations which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; or (2) instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities. (*Loveland, Colo.*)

An establishment that rents or sells media that meets any of the following tests: 50 percent or more of the gross public floor area is devoted to adult media as defined in [city code]. 50 percent or more of the stock-in-trade consists of adult media as defined in [city code]. (*Normal, Ill.*)

■ **adult use, adult cabaret** A nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, video cassettes, slides, or other photographic reproductions in which more than 10 percent of the total presentation time is devoted to the showing of material that is characterized by any emphasis upon the depiction of specified sexual activities or specified anatomical areas. . . . (*Southington, Conn.*)

A commercial establishment which presents go-go dancers, strippers, male or female impersonators, or similar types of entertainment and which excludes any person by virtue of age from all or any portion of the premises. (*Burien, Wash.*)

An establishment which features any of the following: topless dancers or bottomless dancers; go-go dancers, strippers, male or female; or similar entertainers or topless or bottomless waitresses or employees. (*Beverly Hills, Calif.*)

Nightclub, restaurant, or similar establishment which regularly features live performances which are characterized by the exposure of specified anatomical ar-

reas or by specified sexual activities, or films, motion pictures, photographs, slides, video cassettes, or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas. (*Truckee, Calif.*)

A nightclub, bar, restaurant, or similar commercial establishment which regularly features: (1) persons who appear in a state of nudity or semi-nudity; (2) live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities; or (3) Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas." (*Loveland, Colo.*)

■ **adult use, adult entertainment business** Any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter center, or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, but not including those uses or activities, the regulation of which is preempted by state law. (*Truckee, Calif.*)

An establishment providing nude dancing or other live or recorded performances that depict, describe, or relate to specified sexual activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse,

oral copulation, or sodomy; fondling or other erotic touching of human genitals (pubic region), buttocks, or female breasts; or specified anatomical areas. (*Milwaukee, Wisc.*)

An adult bookstore, adult mini-theater, massage establishment, model studio, or sexual encounter or meditation center. (*Pittsburgh, Pa.*)

■ **adult use, adult media** Magazines, books, videotapes, movies, slides, CD-ROMS, other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to hard-core material. (*Normal, Ill.*)

■ **adult use, adult mini motion picture theater** An enclosed building with a capacity for fewer than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. . . . (*Shelby County, Tenn.*)

A building or space with a capacity for fewer than 50 persons used for presenting material distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas as herein defined, for observation by patrons therein. The phrase "used for" in this definition shall mean a regular and substantial course of conduct and not a one-time presentation of such material. (*Bloomington, Minn.*)

An enclosed building with a capacity for less than 50 persons used commercially



adult cabaret

for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, for observation by patrons therein. Such establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age. (*Beverly Hills, Calif.*)

A business establishment, with a capacity for 50 persons or fewer, where, for any form of consideration, films, computer generated images, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and 30 percent or more of the number of which are distinguished or characterized by an emphasis upon the depicting, describing, or relating to specified sexual activities or specified anatomical parts. (*San Juan Capistrano, Calif.*)

An enclosed building with a capacity of 150 or fewer persons, and predominantly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, for observation by patrons therein. (*Mishawaka, Ind.*)

■ **adult use, adult motion picture theater** An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas. (*San Bernardino, Calif.*)

A building or space with a capacity of 50 or more persons used for presenting material distinguished or characterized by and emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas as herein defined, for observation by patrons therein. The phrase "used for" in this definition shall mean a regular and substantial course of conduct and not a one-time presentation of such material. (*Bloomington, Minn.*)

A building, enclosure, or portion thereof, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons therein. (*Burien, Wash.*)

An enclosed building with a capacity of 50 or more persons used commercially for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons herein. Such establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age. (*Beverly Hills, Calif.*)

A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specified sexual activities or specified anatomical areas. (*Loveland, Colo.*)

An enclosed building with a capacity of more than 150 persons, and predominantly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, for observation by patrons therein. (*Mishawaka, Ind.*)

■ **adult use, adult retail establishment** Any retail establishment which, for money or any other form of consideration either: (A) has as one of its principal purposes to sell, exchange, rent, loan, trade, transfer, or provide for viewing, off the premises, any adult oriented merchandise as defined in [city code]; or (B) provides, as its substantial stock-in-trade, for the sale, exchange, rental, loan, trade, transfer, for viewing or use, off the premises, any adult-oriented merchandise [as defined in city code]. (*Richland, Wash.*)

An establishment in which 10 percent or more of the gross public floor area is devoted to, or 10 percent or more of the stock-in-trade consists of, the following: books, magazines and other periodicals, movies, videotapes, compact discs, digi-

tal versatile discs, novelty items, games, greeting cards, and other materials which are distinguished or characterized by their emphasis on matters depicting, describing, or relating to specified sexual activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, oral copulation, or sodomy; fondling or other erotic touching of human genitals (pubic region), buttocks, or female breasts; or specified anatomical areas. (*Milwaukee, Wisc.*)

■ **adult use, adult theater** A theater, concert hall, auditorium, or similar establishment characterized by [activities featuring] the exposure of specified anatomical areas or by specified sexual activities. (*San Bernardino, Calif.*)

An auditorium, concert hall, theater, or similar establishment which, for any form of consideration, regularly features live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities. (*Truckee, Calif.*)

A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or semi-nudity, or live performances which are characterized by the exposure of specified anatomical areas or specified sexual activities. (*Loveland, Colo.*)

A business establishment or concern, including a theater, concert hall, auditorium, or similar establishment, which, as a regular and substantial course of conduct, presents live entertainment, motion pictures, videos, slide photographs, or other pictures or visual reproductions which are distinguished or characterized by their emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical parts. (*San Juan Capistrano, Calif.*)

■ **adult use, bathhouse** (See also **adult use, sexual encounter establishment**) A sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, using steam or hot air as a cleaning, relaxing, or reducing

agent, if the service provided by the sauna is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas as defined herein. (*Bloomington, Minn.*)

A commercial sauna establishment which excludes any person by virtue of age from all or any portion of the premises. (*Burien, Wash.*)

■ **adult use business operator** A person who supervises, manages, inspects, directs, organizes, controls, or in any other way is responsible for or in charge of the premises of an adult-oriented business or the conduct of activities occurring on the premises thereof. (*San Juan Capistrano, Calif.*)

■ **adult use, hotel/motel** A hotel or motel or similar business establishment offering public accommodations for any form of consideration that (1) provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or (2) rents, leases, or lets any room for less than a six-hour period, or rents, leases, or lets any single room more than twice in a 24-hour period. (*Mission Viejo, Calif.*)

A hotel, motel, or similar commercial establishment which: (1) offers accommodations to the public for any form of consideration where patrons are provided closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by the depiction or description of specified sexual activities or specified anatomical areas and has a sign visible from the public right-of-way advertising the availability of this adult type of photographic reproductions; (2) offers a sleeping room for rent with rates for a period of time that is less than 10 hours; or (3) allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than 10 hours. (*Hilton Head Island, S.C.*)

A motel or similar establishment offering public accommodations for any form of

consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, photographs, slides, video cassettes or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas. (*Truckee, Calif.*)

A hotel, motel, or similar commercial establishment which: (1) offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas; and has a sign visible from the public right of way which advertises the availability of such adult type of photographic reproductions; (2) offers a sleeping room for rent for a period of time that is less than 10 hours; or (3) allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours. (*Loveland, Colo.*)

A motel wherein material presented which is distinguished or characterized by an emphasis on matter depicting or describing sex act(s) or specified anatomical areas. (*Bondurant, Iowa*)

■ **adult use, modeling studio** An establishment whose primary business is the provision to customers of figure models who are so provided with the intent of providing sexual stimulation or sexual gratification to such customers and who engage in specified sexual activities or display specified anatomical areas while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers. (*Houston, Tex.*)

A business which provides for any form of compensation, monetary or other consideration, hire, or reward, figure models who, for the purposes of sexual stimulation of patrons, display specified anatomical areas to be observed, sketched, photographed, painted, sculpted, or otherwise depicted by persons paying such consideration. (*Normal, Ill.*)

■ **adult use, sexual encounter establishment** An establishment other than a hotel, motel, or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate, or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in sexual therapy. (*San Bernardino, Calif.*)

A companionship establishment that excludes minors by reason of age, or which provides the service for a fee of engaging in or listening to conversation, talk, or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas as defined herein. (*Bloomington, Minn.*)

A business establishment wherein the patrons thereof are invited to discuss sexual matters or engage in sexual activities with an unclothed or partially unclothed person, and who pay a fee for such discussion or activities. This definition shall not include therapy sessions conducted by physicians, therapists, and counselors licensed and regulated by the state. (*Imperial Beach, Calif.*)

A business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration, a place where two or more persons may congregate, associate, or consort for the purpose of specified sexual activities or the exposure of specified anatomical areas, when one or more of the persons exposes any specified anatomical area. (*Loveland, Colo.*)

Any business, agency, or person who, for any form of consideration or gratuity, provides a place where two or more persons, not all members of the same household, may congregate, assemble, or associate for the purpose of engaging in specified sexual activities or exposing specified anatomical areas. (*Pittsburgh, Pa.*)

■ **adult use, sexual paraphernalia store**

Any retail store specializing in the sale of paraphernalia, devices, or equipment distinguished or characterized by an emphasis on depicting or describing specific sexual conduct or used in connection with specified sexual conduct. (*Santa Monica, Calif.*)

■ **adult use, sexually oriented material**

[This term] includes but is not limited to accessories, books, magazines, photographs, prints, drawings, paintings, motion pictures, pamphlets, videos, slides, tapes, or electronically generated images or devices including computer software, or any combination thereof. (*Concord, N.C.*)

■ **adult use, specified anatomical areas**

As used herein specified anatomical areas means and includes any of the following: (1) less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered. (*San Bernardino, Calif.*)

(1) Less than completely or opaquely covered human genitals, pubic region, buttock, or female breast below a point immediately above the top of the areola. (2) Human male genitals in a discernibly turgid state even if completely or opaquely covered. (*Burien, Wash.; Beverley Hills, Calif.*)

Less than completely and opaquely covered anal region, buttock, female breasts below a point immediately above the top of the areole, human genitals, pubic region, or human male genitals in a discernible turgid state, even if completely and opaquely covered. (*Truckee, Calif.*)

■ **adult use, specified sexual activities**

As herein, specific sexual activities means and includes any of the following: (1) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; (2) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; (3) masturbation, actual or simulated; or (4) excretory functions as part of or in connection with any of the activities set forth in [local code]. (*San Bernardino, Calif.*)

Human genitalia in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; or erotic fondling, touching, or display of human genitalia, pubic region, buttock, or female breast. (*Burien, Wash.*)

(1) The fondling or other erotic touching of the anus, buttocks, female breasts, human genitals, or pubic region; (2) all sex acts, actual or simulated (e.g., intercourse, oral copulation or sodomy); (3) masturbation, actual or simulated; or (4) excretory functions (e.g., human excretion, menstruation, urination, vaginal or anal irrigation, etc.) alone or as part of or in connection with any of the activities described above. (*Truckee, Calif.*)

(A) Human genitals in a state of sexual stimulation or arousal; or (B) acts of human masturbation, sexual intercourse, or sodomy, whether between persons of the same or opposite sex; (C) fondling or other erotic touching of human genitals, pubic region, buttock, or female breast; or (D) excretory functions as part of or in connection with any of the activities set

tion or project. (*California Planning Roundtable*)

■ **aerial mosaic** A compilation of individual vertical aerial photographs joined together to provide a composite view of an entire area covered by the photographs. (*Handbook for Planning Commissioners in Missouri*)

■ **aesthetic zoning** The regulation of building or site design to achieve a desirable appearance. (*Morgantown, W.V.; Wisconsin Department of Natural Resources*)

■ **affected persons** Those owners of record of real property located within a distance of 300 feet, including public streets and other rights-of-way. (*Valdez, Alaska*)

■ **affiliate** With respect to a specific owner: (a) such owner's parents (blood or adoptive), spouse, children, or grandchildren (blood or adoptive) or any blood relative residing with such owner; (b) a trustee of a trust for the benefit of such owner or of any person identified



aesthetic zoning

forth in this chapter. (*Richland, Wash.*)

Real or simulated acts of human sexual intercourse, human/animal sexual intercourse, masturbation, sadomasochistic abuse, sodomy, or the exhibition of human sexual organs in a stimulated state or the characterization thereof in printed form. (*Multnomah County, Ore.*)

■ **adverse impact** A negative consequence for the physical, social, or economic environment resulting from an ac-

tion in the immediately preceding clause; or (c) a corporation, partnership, firm, business, or entity of which the majority of the voting interest is owned by such owner or any person identified in subdivisions (a) and (b) above; or (d) a person who is an officer, director, stockholder (15 percent or more), trustee, employee, or partner of any entity or person referred to in subdivisions (a), (b) and (c) above. (*Newport, R.I.*)

■ **affordable housing** (See also *housing, below-market-rate; housing, low-income; housing, middle-income; housing, moderate-income; housing, very-low-income*)

Housing that has a sale price or rental amount that is within the means of a household that may occupy middle-, moderate-, or low-income housing. In the case of dwelling units for sale, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28 percent of such gross annual household income for a household of the size which may occupy the unit in question. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30 percent of such gross annual income for a household of the size that may occupy the unit in question. (*Growing Smart Legislative Guidebook*)

Housing units where the occupant is paying no more than 30 percent of gross income for housing costs, including taxes and utilities. (*Ann Arbor, Mich.*)

(1) Housing renting for a monthly rent of not more than 30 percent of the total monthly household income of low-income households (defined to be a household earning less than 80 percent of the median annual income adjusted for household size, as determined by the United States Department of Housing and Urban Development); or (2) housing that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments that do not add up to more than 30 percent of the total monthly household income of low-income households (defined to be a household earning less than 80 percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development). (*Redmond, Wash.*)

Residential projects that are affordable by qualified very low and low-income households. (*San Juan Capistrano, Calif.*)

Housing with a recorded restriction that requires the housing for a certain minimum number of years to be rented or

owned by families and individuals whose income at initial occupancy is no more than the household income threshold requirement (a percent of the area median income) as determined by the Federal Department of Housing and Urban Development guidelines and adjusted for family size. Thereafter such units shall be rented or sold, subject to restrictions on appreciation as determined by the city to be reasonable and necessary to maintain long-term affordability. (*Rancho Mirage, Calif.*)

■ **affordable rent** Monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low or lower income households. . . . (*San Juan Capistrano, Calif.*)

■ **affordable sales price** A sales price at which low or very low income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the development. (*San Juan Capistrano, Calif.*)

■ **affordable unit** A residential dwelling that is rented or sold at a price within the range of low- to moderate-income households as established by the city council. (*Brea, Calif.*)

■ **afforestation** (See also *forestry definitions*) The establishment of a forest on an area on which forest cover has been absent for a long period of time; the planting of open areas that are not presently in forest cover; or the establishment of a forest according to afforestation or reforestation standards. . . . (*Maryland Department of Natural Resources*)

■ **agent of owner** Any authorized person acting for the property owner. (*Santa Rosa, Calif.*)

A person authorized in writing by the property owner to represent and act for a property owner in contacts with town employees, committees, commissions, and the council, regarding matters regulated by [city code]. (*Truckee, Calif.*)

■ **aggregate area or width** The sum of two or more designated areas or widths to be measured, limited, or determined under the provisions of this ordinance. (*Rock Hall, Md.*)

■ **agency** The governmental entity, department, office, or administrative unit responsible for carrying out regulations. (*California Planning Roundtable*)

■ **aggrieved party** (1) Any person or persons or entity or entities who can demonstrate that their property will be injured by a decision of either the zoning officer or the planning board or the zoning board of review or any official of the city involved in the enforcement of this zoning code; or (2) anyone requiring notice pursuant to this zoning code. (*Newport, R.I.*)

An owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance. The [local legislative body] shall be included in the definition of aggrieved party with respect to any decision of the [planning board] or the [code enforcement officer] made pursuant to this ordinance, and the [planning board] shall be included in the definition of aggrieved party with respect to any decision of the [code enforcement officer] made pursuant to this ordinance. (*Limington, Maine*)

A person who has suffered a substantial damage from a zoning decision not in common to other property owners similarly situated, and who has actively opposed the decision in question. (*Traverse City, Mich.*)

Any person who is suffering or will suffer an adverse effect to an interest protected or furthered by the local government comprehensive plan, including but not limited to: interests related to health and safety; police and fire protection services; densities or intensities of development; transportation facilities; recreational facilities; educational facilities; health care facilities; equipment or services; and environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large, but must exceed in degree the general interest in community good shared by all persons. (*Temple Terrace, Fla.*)

■ **agricultural activity** Farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting.) (*Ft. Collins, Colo.*)

Land used exclusively as a bonafide agricultural operation by the owner or tenant. The use of land for agricultural purposes including farming, silviculture, viticulture, fish culture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce, provided that the operation of the accessory use is clearly incidental to the agricultural activity. The business of garbage feeding of hogs, fur farms, or the raising of animals for use in medical or other tests or experiments is excluded. (*Frederick, Md.*)

Farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); the grazing or raising of livestock (except in feed yards); aquaculture; sod production; orchards; Christmas tree plantations; nurseries; and the cultivation of products as part of a recognized commercial enterprise. (*Loveland, Colo.*)

■ **agricultural animals** Animals considered accessory to an agricultural use, whether used for personal enjoyment or for commercial purposes, including horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, geese, pigs, goats, ostrich, emu, or rhea. (*Concord, N.C.*)

■ **agricultural building** (See also *farm building*) A structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner, lessee, or sub-lessee or their immediate families, their employees, and persons engaged in the pick up or delivery of agricultural produce or products grown or raised on the premises. The term "agricultural building" shall not include dwellings. (*Wilton, N.H.*)

A structure designed and constructed to store farm implements or hay, grain, poul-

try, livestock, fruit, and other agricultural products. Controlled atmosphere and cold storage warehouses are not agricultural buildings. An agricultural building shall not be used for human habitation, processing, treating, packaging agricultural products, or as a place used by the public. (*Yakima, Wash.*)

A structure principally utilized for the storage of machinery used for purposes of crop production or for the shelter and feeding of livestock. (*Huntington, Ind.*)

Structures intended primarily or exclusively for support of an agricultural function, and exemplified by, but not restricted to, barns, silos, water towers, windmills, greenhouses. (*Ashland, Ore.*)

Any structure considered to be an agricultural building. . . and is (1) located on a parcel that is at least 20 acres in size and contains at least 8.5 irrigated acres, or (2) a parcel that is at least 80 acres in size, regardless of irrigation. (*Deschutes County, Ore.*)

An uninhabited structure for the storage of farm animals, implements, supplies, or products that contains no residential use and is not open to the public. Includes: barns, grain elevators, silos, and other similar structures, but not commercial greenhouses. . . or structures for agricultural processing activities. . . Also may include: coops, corrals, pens, stables, etc., and wind machines for water pumping or other conversion of wind energy to mechanical or thermal power. (*Truckee, Calif.*)

■ **agricultural enterprise, commercial** Farm operations which will: (A) contribute in a substantial way to the area's existing agricultural economy; and (B) help maintain agricultural processors and established farm markets. When determining whether a farm is part of a commercial agricultural enterprise, not only what is produced, but how much and how it is marketed shall be considered. (*Deschutes County, Ore.*)

■ **agricultural grain terminal** (See *terminal, grain*)

■ **agricultural land** (See also *farmland*) Land on which the use of agriculture oc-

curs. (*GrowingSmart Legislative Guidebook*)

Land that is a part of a farm unit that is actively engaged in the commercial production or growing of crops, plants, or animals under a sound management program. Agricultural land includes woodland and wasteland that is a part of the farm unit, but the woodland and wasteland included in the unit shall be appraised under the use-value schedules as woodland or wasteland. A farm unit may consist of more than one tract of agricultural land, but at least one of the tracts must meet the requirements [of state law], and each tract must be under a sound management program. A sound management program [is defined as] a program of production designed to obtain the greatest net return from the land consistent with its conservation and long-term improvement. (*Concord, N.C.*)

Lands classified by the U.S. Soil Conservation Service as predominately Class I–VI soils, and other lands in different soil classes which are suitable for farm use, taking into consideration soil fertility, suitability for grazing and cropping, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, and accepted farming practices. Lands in other classes that are necessary to permit farm practices to be undertaken on adjacent or nearby lands shall be included as agricultural lands in any event. (*Deschutes County, Ore.*)

■ **agricultural land, prime** (1) Land used actively in the production of food, fiber, or livestock. (2) All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications. (3) Land that qualifies for rating 80 through 100 in the Storie Index Rating. (*California Planning Roundtable*)

Land used for purposes of agriculture that contains prime agricultural soils of the first, second, or third class. . . . (*Willistown Township, Pa.*)

■ **agricultural preservation** (See *conservation, agricultural land*)

■ **agricultural preserve** (See *farmland preservation property*)

■ **agricultural processing** The processing of crops after harvest, to prepare them for on-site marketing or processing and packaging elsewhere. Includes the following: alfalfa cubing; corn shelling; cotton ginning; custom grist mills; custom milling of flour, feed and grain; dairies (but not feedlots); drying of corn, rice, hay, fruits, and vegetables; grain leaning and custom grinding; hay baling and cubing; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; sorting, grading, and packing of fruits and vegetables, tree nut hulling and shelling. Any of the above activities performed in the field with mobile equipment not involving permanent structures are included under the definition of “crop production.” (Truckee, Calif.)

■ **agricultural processing, major** Activities involving a variety of operations on crops or livestock which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. These uses include but are not limited to slaughterhouses, mills, refineries, canneries, and milk processing plants. (Hawaii County, Hawaii)

■ **agricultural processing, minor** Activities used for crop production, which are not regulated as major agricultural products processing and which involve a variety of operations on crops after harvest to prepare them for market, or further processing and packaging at a distance from the agricultural area. Included activities are cleaning, milling, pulping, drying, roasting, hulling, storing, packing, honey processing, poi-making, selling, and other similar activities. Also included are the facilities or buildings related to such activities. (Hawaii County, Hawaii)

■ **agricultural processing plant** A facility used for the cooking, dehydrating, refining, bottling, canning, or other treatment of agricultural products which changes the naturally grown product for consumer use. May include warehousing and packaging as secondary uses. (Dona Ana County, N.Mex.)

A building, facility, area, open or enclosed, or any location for the refinement, treatment, or conversion of agricultural products where physical, chemical, or similar change of an agricultural product occurs. Examples of agricultural processing include but are not limited to fruit dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale and/or shipment in their natural form, including all uses customarily incidental thereto. “Agricultural processing” shall not include wineries or manufacturing of secondary products using agricultural products, such as commercial kitchens, bakeries, breweries, woodworking and wood processing plants. (Shasta Lake, Calif.)

Plants which process agricultural products produced on the premises or within the surrounding agricultural area. (Livermore, Calif.)

A structure, building, facility, area, open or enclosed, or any other location for the refinement, treatment, or conversion of agricultural products where a physical, chemical, or similar change of an agricultural product occurs. Examples of agricultural processing include but are not limited to coolers, dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale or shipment in their natural form including all customarily incidental uses. Agricultural processing plants include wineries. (Monterey, Calif.)

■ **agricultural produce** Fruit, vegetables, eggs, and honey prior to processing of any kind other than washing. Canned fruits or vegetables, preserves, wine, meat, and dairy products shall not be considered agricultural produce for the purposes of this ordinance. (Concord, N.C.)

■ **agricultural products** Products intended for direct human or animal consumption such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, hay, bedding plants, and wool. (Boulder County, Colo.)

■ **agricultural products stand** (See *farm-stand*)

■ **agricultural protection zoning** (See also *farm, exclusive farm use; fixed area-based allowance zoning; large-lot zoning; quarter/quarter zoning; sliding-scale zoning*) Regulations that protect the agricultural land base by limiting nonfarm uses, prohibiting high-density development, requiring houses to be built on small lots, and restricting subdivision of land into parcels that are too small to farm. (American Farmland Trust)

A zoning designation which attempts to limit the conversion of land to non agricultural uses by restricting the housing density, establishing large minimum lot sizes, requiring clustering of residential development, etc. (Washtenaw County, Mich.)

■ **agricultural-related industry** (1) Packaging plants: May include but are not limited to the following activities: washing, sorting, crating, and other functional operations such as drying, field crushing, or other preparation in which the chemical and physical composition of the agricultural product remains essentially unaltered. Does not include processing activities, or slaughterhouses, animal reduction yards, and tallow works. (2) Processing plants: May include but are not limited to those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product. Does not include slaughterhouses or rendering plants. (3) Storage facilities: Includes controlled atmosphere and cold storage warehouses and warehouses for the storage of processed and/or packaged agricultural products. (Yakima, Wash.)

■ **agricultural sales and service** (See also *farm equipment and supplies sales establishment*) A use primarily engaged in the sale or rental of farm tools and implements, feed, grain, tack, animal care products, and farm supplies. This definition excludes the sale of large implements, such as tractors and combines, but includes food sales and farm machinery repair services that are accessory to the principal use. (Blue Springs, Mo.)

■ **agricultural support service** Agricultural support service means a necessary and accessory facility principally established to serve on-site farming or ranching activities and which relies on the on-site agriculture as its major means of support. Agricultural support facilities include but are not limited to coolers, cold storage, loading docks, and shops. (*Monterey, Calif.*)

■ **agricultural use** The employment of land for the primary purpose of obtaining a profit in money by raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, fur-bearing animals or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticultural use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics and schooling shows. (*Growing Smart Legislative Guidebook*)

The use of land for tree farming or growing or producing field crops, livestock, and livestock products for the production of income, excluding feedlots. Field crops include, among others, barley, soy beans, corn, hay, oats, potatoes, rye, sorghum, and sunflowers. Livestock includes, among others, dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds, and other animals including dogs, ponies, deer, rabbits, and mink. Livestock products include, among others, milk, butter, cheese, eggs, meat, fur, and honey. (*Jordan, Minn.*)

The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for storing the products. The term shall include incidental retail sales by the producer of products raised on the farm. (*Mankato, Minn.*)

The production, keeping, or maintenance for sale or lease, of plants, including but not limited to: forages and sod crops; grains and seed crops; fruits and veg-

etables; and ornamental products; and unless expressly prohibited, the keeping of livestock, including but not limited to: dairy animals and dairy products; poultry and poultry products; cattle and cattle products; or horses. Agriculture does not include forest management and timber harvesting activities. (*Saco, Maine*)

The breeding, planting, nourishing, caring for, gathering, and processing of any animal or plant organism for the purpose of nourishing people or any other plant or animal organism; or for the purpose of providing the raw material for non-food products. For the purposes of this chapter, agriculture shall include the growing of flowers and other ornamental crops and the commercial breeding and caring for animals as pets. (*Kauai County, Hawaii*)

Any one or any combination of the following: the growing of farm or truck garden crops, dairying, pasturage, horticulture, floriculture, viticulture, or animal/poultry husbandry. The term "agriculture" encompasses the farmhouse, and accessory uses and structures customarily incidental to agricultural activities. (*Wood River, Ill.*)

The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal/poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities. (*Cabot, Ark.; Hot Springs, Ark.*)

The use of land for crop production or raising of livestock. (*Huntington, Ind.*)

■ **agricultural use, intensive** Any agricultural use where accepted farming practice may produce noise, dust, chemical application, or other potential nuisance at any time during the year. (*Deschutes County, Ore.*)

Agricultural uses that include but are not necessarily limited to: (1) slaughter areas, (2) areas for the storage or processing of manure, garbage, or spent mushroom compost, (3) structures housing more than 50 animal units. Under [state law] a farm is allowed to have no more than two

animal units per acre, with an animal unit defined as 1,000 pounds. (*Lancaster County, Pa.*)

■ **agriculture, commercial** The production principally for the sale to others of plants, animals, or their products, including but not limited to: forage and sod crops, grain and feed crops, dairy animals, and dairy products; livestock, including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules, and goats; including the breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products, and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing, and trapping. Commercial agricultures shall not include poultry or swine production or animal feedlot operations. (*Randolph Township, N.J.*)

■ **agriculture, home** The production, principally for use or consumption of the property owner, of plants, animals, or their products and for sale to others where such sales are incidental, including but not limited to: gardening, fruit production, and poultry and livestock products for household use only. (*Randolph Township, N.J.*)

■ **agriculture-related business** (*See also farm-related business*) Feed mills, dairy supplies, poultry processing, creameries, auction yards, veterinarians, and other businesses supporting local agriculture. (*California Planning Roundtable*)

■ **air contaminant** (*See also nuisance; pollution*) Any smoke, soot, fly ash, dust, cinder, dirt, noxious, obnoxious acids, fumes, oxides, gases, vapors, odors, toxic or radioactive substances, waste particulates, solid, liquid or gaseous matter in the atmosphere which, when in sufficient quantities, is capable of injuring human, plant, or animal life, or depriving the enjoyment thereof. (*Edmond, Okla.*)

■ **air pollution** (*See also acid rain; ozone; pollution; smog*) Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and

are undesirable or harmful in some way. (*California Planning Roundtable*)

The emission of any air contaminants in such place or manner which, when by itself or combined with other air contaminants present in the atmosphere, is detrimental to or endangers the health, comfort, or safety of any person, or which may cause injury or damage to property or premises. (*Edmond, Okla.*)

■ **air quality criteria** The levels of pollution and lengths of exposure above which adverse health and welfare effects may occur. (*United States Environmental Protection Agency*)

■ **air quality standards** The level of pollutants prescribed by regulations that are not be exceeded during a given time in a defined area. (*United States Environmental Protection Agency*)

■ **air rights** (See also *easement, aviation*) The ownership or control of all land, property, and that area of space at and above a horizontal plane over the ground surface of land used for railroad or expressway purposes. The horizontal plane shall be at a height that is reasonably necessary or legally required for the full and free use of the ground surface. (*Chicago, Ill.*)

A fee interest in a three dimensional air space in relation to specified real property. (*Sedona, Ariz.*)

■ **air traffic pattern** A pattern of aircraft routes set out by United States Government authorities to regulate the movements of aircraft approaching or departing an airport. (*Austin, Tex.*)

■ **aircraft** Any contrivance now known or hereafter invented for use in or designed for navigation or flight in air. (*North Kansas City, Mo.*)

Any contrivance now known or hereafter invented for use in or designed for navigation or flight in the air. (*Normal, Ill.*)

■ **aircraft hangar, private** A hanger for the storage of four or fewer single-motor aircraft and in which no volatile of flammable oil is handled, stored, or kept other than that contained in the fuel storage tank of the aircraft. (*Normal, Ill.*)

A multiple aircraft storage building individually compartmentalized and normally leased to individual airplane operators. (*Vancouver, Wash.*)

■ **aircraft hangar, public** A building for the storage, care, or repair of private or commercial aircraft not included in the term "private airplane hangar." (*Normal, Ill.*)

■ **airport** Any area of land or water designated, set aside, used, or intended for use, for the landing and take-off of aircraft, and any appurtenant areas designated, set aside, used, or intended for use, for airport buildings or other airport facilities, rights-of-way, or approach zones, together with all airport buildings and facilities located thereon. (*Stillwater, Okla.*)

Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft. (*Santa Barbara County, Calif.*)

Land, water, or structure which is used or intended for use, for the landing and takeoff of aircraft, and appurtenant land or structure used or intended for use for airport buildings or other airport structures or right-of-way. (*Hopkins, Minn.*)

Facilities for the takeoff and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, and airport auxiliary facilities, including fences, lighting and antennae systems, on-premise signs, driveways, and access roads. This term includes aircraft maintenance facilities, aviation instruction facilities, and heliports when part of a larger airport facility. (*Milwaukee, Wisc.*)

■ **airport approach area** An imaginary surface longitudinally centered on the runway centerline, extending outward and upward from the end of the runway, and is based upon the type of approach available or planned for that runway end. (*Thurston County, Wash.*)

■ **airport environs** That area identified as being significantly impacted by airport noise and accident potential. (*Escambia County, Fla.*)

A designated area of land subject to peak aircraft noise and on which there is the highest potential of danger from airport operators. (*Ormond Beach, Fla.*)

■ **airport hazard** Any structure or tree or use of land that would exceed the federal obstruction standards and that obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off of aircraft. (*Escambia County, Fla.*)

Any obstruction or tree or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at the airport or is otherwise hazardous to such landing or taking off. (*Boulder County, Colo.; Livermore, Calif.; Stevens Point, Wisc.*)

Any structure, tree, land mass, or use of land which penetrates a transitional, horizontal, or conical surface of an airport, airport approach, or airport overlay as defined by [local law] or regulations of the Federal Aviation Administration. (*Ashland, Ore.*)

Any structure, object, natural condition, or use of lands which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operators. (*Ormond Beach, Fla.*)

■ **airport perimeter feature** A fence, lighting system, antennae system, on-premise sign, driveway, or access road, other than a taxiway, associated with an airport. (*Milwaukee, Wisc.*)

■ **airport, private use** Any airport licensed by [the state] as a private airport, used primarily by the airport licensee, but available for use by others upon specific invitation of the licensee. (*Polk County, Fla.*)

■ **airport, public use** Any publicly or privately owned airport licensed by [the state] as a public airport, which meets minimum safety and service standards and is open for use to the general flying public. (*Polk County, Fla.*)

■ **airport-related use** A use that supports airport operations, including but

not limited to aircraft repair and maintenance, flight instruction, and aircraft chartering. (*California Planning Roundtable*)

A use or activity (excluding park-and-fly facilities, ride/park-and-fly facilities, airport-related employee parking, storage of vehicles for hire, or return [of] vehicles for hire) whose purpose or function is primarily or partially dependent on location or access to the operations of an airport and whose functions are necessary for the daily operations and economic viability of a full service commercial airport. (*Chelsea, Mass.*)

■ **airport runway** Any runway, landing area, or other facility designed, used, or intended to be used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces. (*Waukesha, Wisc.*)

Any paved surface or turf covered area of the airport which is specifically designated and used or planned to be used for the landing or taking off of aircraft. (*Albert Lea, Minn.*)

Defined area of an airport prepared for landing and takeoff of aircraft along its length (*Clark County Nev.*)

■ **airport, water-based** A transportation facility used exclusively by aircraft that take off and land directly on the water. (*Seattle, Wash.*)

■ **airport zoning** A particular set of controls intended to protect the integrity of an airport, its airspace, and its environs. While the major control is on height—with permitted minimums increasing with distance from runways—airport zoning also limits electronic interference with navigational equipment and some types of uses, primarily places of assembly to reduce accident risks. Many communities have, in addition, made special provision for airport surroundings by zoning them for compatible uses (e.g., warehousing, industry, and certain commercial uses) and excluding residential uses and places of assembly (e.g., schools, stadiums, and such). (*American Planning Association*)

A particular set of controls designed to reduce the safety and noise hazards associated with aircraft flying within the airport control zone. Primarily the controls restrict the height of buildings and trees near the landing corridors and the location of residences, schools, hospitals, and other such uses needing protection from potential aircraft hazards. (*Code of Iowa*)

■ **airspace** An area from ground up within the general operation area of an airport. (*Page, Ariz.*)

■ **alarm system** Any assembly of equipment, mechanical or electrical, arranged to signal the occurrence of an illegal entry or other activity or condition requiring urgent attention and to which the Police and/or Fire Department are expected to respond. This does not include audible alarms or fire detectors affixed to automobiles, or other motor vehicles, nor does it include audible alarm signals which may be heard only within a building, such as a smoke detector. (*Oak Park, Ill.*)

■ **alcoholic beverage sales** (See also **liquor store**) The retail sale of beer, wine, or other alcoholic beverages for on- or off-premise consumption. (*Rancho Mirage, Calif.; Truckee, Calif.*)

■ **alley** An unnamed public or private right-of-way less than 22 feet wide that is primarily designed to serve as secondary access to the rear or side of those properties whose principal frontage is on some other street. (*Glendale, Calif.*)

Any unnamed street contained in public right-of-way 24 feet or less in width, used

primarily for vehicular service access to the back or side of properties, and for which normal building setbacks from the public right-of-way may or do not apply. (*Santa Rosa, Calif.*)

Public right-of-way which affords a secondary means of access to abutting property. (*Hopkins, Minn.*)

A narrow public or private thoroughfare which provides only a secondary means of vehicular access to abutting properties. (*Dewey Beach, Del.*)

A right-of-way, dedicated to public uses, which gives a primary or secondary means of vehicular access to the rear or side of properties otherwise abutting a street, and which may be used for public vehicular or utility access. (*Golden, Colo.*)

■ **all-terrain vehicle (ATV)** (See also **off-road vehicle**) Any motorized, off-road vehicle 50 inches or less in overall width, having a dry weight of 600 pounds or less, designed to travel on three or more low-pressure tires, having a seat designed to be straddled by the operator and handle bars for steering control. (*University of Minnesota, Department of Forest Services*)

■ **all-weather material** A hard surface, dust-free material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. Gravel, rock, or screenings alone, without use of a petroleum or cement binder, does not meet the definition of an all-weather, dust-free material. (*Lancaster, Ohio*)

■ **alteration** (See also **addition; rehabilitation; remodel**) Any enlargement; addition; relocation; repair; remodeling;



alley

change in number of living units; development of or change in an open area; development of or change in a sign, by painting or otherwise; or other change in a facility, but excluding painting except as provided above for signs; ordinary maintenance for which no building permit is required; and demolition or removal. (*Oakland, Calif.*)

Any change, addition, or modification in construction, other than cosmetic or decorative, or any change in the structural members of buildings such as bearing walls, columns, beams, or girders. (*Limington, Maine*)

Any change in the total floor area, use, or external appearance of an existing structure. (*Rock Hall, Md.*)

Any change to the exterior surfaces of a building or part thereof, including but not limited to renovation, rehabilitation, reconstruction, restoration, replacement, or rearrangement of structural parts or elements, or any change that affects the plan configuration of walls, spaces, or bulk of a building. (*Glen Ellyn, Ill.*)

A change or rearrangement of the structural parts or exit facilities, or an enlargement by extending the sides or increasing the height or depth, or the moving from one location to another. In buildings for business, commercial, industrial, or similar uses, the installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration. (*Concrete, Wash.*)

■ **alteration, incidental** Modifications to a building or structure that are of a cosmetic nature, replacement of utilities, rearrangement of internal partitions. The replacement of load-bearing walls is not permitted. (*Nashville and Davidson County, Tenn.*)

■ **alteration, structural** Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders; provided, however, that the application of any exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration. (*Dunedin, Fla.*)

Any change in the supporting members of a building such as bare walls, columns, beams, floor joists, roof joists, girders, rafters, or changes in roof or exterior building lines. (*Clarkdale, Ariz.*)

Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders except for repair or replacement. (*Doylestown, Ohio*)

Any change in either the supporting members of a building such as load bearing walls, columns, beams or girders or in the roof and exterior walls. (*Duluth, Ga.*)

Any change other than incidental repairs that would prolong the life of the supporting members of a building, such as bearing walls, columns, beams, girders, or foundations. (*Madison, Wisc.*)

Commentary: Zoning codes often distinguish between superficial and substantial alterations to buildings (e.g., compare the definitions here of “alteration, incidental” and “alteration, structural”). Substantial alterations may be subject to more rigid building permit review procedures. The distinction is also important when regulating the expansion and alteration of nonconforming uses. Many codes allow alterations that enhance the appearance of the nonconforming use or structure but do not allow structural or substantial alterations to the building.

■ **amateur radio services** Radio communication services, including amateur-satellite service and amateur service, which are for the purpose of self-training, intercommunication, and technical investigations carried out by duly licensed amateur radio operators solely for personal aims and without pecuniary interest, as defined in title 47, code of Federal Regulations, Part 97 and regulated thereunder. (*Beaverton, Ore.*)

■ **amateur radio tower** (See also **antenna definitions**; **telecommunications definitions**) A freestanding or building-mounted structure, including any base, tower or pole, antenna, and appurtenances, intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Commission. (*Glendale, Ariz.*)

An amateur (HAM) radio station licensed by the Federal Communications Commission, including equipment such as but not limited to a tower or alternative tower structure supporting a single, radiating antenna platform and other equipment. . . . (*Cape Elizabeth, Maine*)

Any antenna used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission. (*San Juan Capistrano, Calif.*)

Any system of electrical conductors designed to receive and transmit on amateur radio frequencies as described by the Federal Communications Commission. (*Mishawaka, Ind.*)

■ **ambient** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments. (*California Planning Roundtable*)

■ **ambient noise level** The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding any alleged offensive noise. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location. (*Oakland, Calif.*)

An all-encompassing noise level associated with a given environment. A composite of sounds from all sources, excluding the noise in question, at the location and approximate time at which a comparison with the noise in question is to be made. (*Truckee, Calif.*)

■ **ambulance** (See also **emergency vehicle**) Any privately or publicly owned motor vehicle that is especially designed, constructed, or modified, and equipped and is intended to be used and is maintained or operated for the overland transportation of patients, in a reclined position, upon the streets, roads, highways, or public ways of [the city], but shall not include or mean any motor vehicle owned or operated under the direct control of any agency of the United States government. (*Lincoln, Nebr.*)

■ **ambulance service** (See also **emergency service**) A privately-owned facility for

the dispatch, storage, and maintenance of emergency medical care vehicles. (*Milwaukee, Wisc.*)

The provision of transport via ambulance, the provision of out-of-hospital emergency medical care to a patient from or in an ambulance, the trip to the site of a patient for the purpose of providing transport or out-of-hospital emergency medical care, the trip to or from any point in response to a medical emergency dispatch from the 911 Center. The term "ambulance service" shall encompass emergency ambulance service and routine ambulance service. (*Lincoln, Nebr.*)

■ **amendment** (See *zoning amendment*)

■ **amenity** Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as a unified building design, recreational facilities (e.g., a swimming pool or tennis courts), security systems, views, landscaping and tree preservation, or attractive site design. (*American Planning Association*)

A natural or man-made feature which enhances a particular property but may or may not be a normal requirement of the zoning ordinance in order to develop the property. (*Lake Elsinore, Calif.*)

In conjunction with a development project, any or all of the following, proposed and provided by a project applicant in excess of the minimum requirements of the zoning ordinance: permanent open space and landscaping, public art, recreational facilities, on-site child day care facilities, etc. (*Rancho Mirage, Calif.*)

■ **amortization** (See also *nonconforming definitions*) Allows a landowner to recoup the value of a nonconforming use within a particular period of time. After that time, the community can force the owner to discontinue the use without the payment of compensation. (*Land Use Law and Zoning Digest, January 1985*)

A method of eliminating nonconforming uses by requiring the termination of the

nonconforming use after a specified period of time. (*Code of Iowa*)

The process established under the zoning ordinance by which an owner of a nonconforming use is given a reasonable period of time to continue the nonconforming use before it is terminated pursuant to the city's police power without payment of compensation. The amortization period is intended to give the owner of the nonconforming use the opportunity before the use is terminated to recoup his or her investment in the use made prior to it becoming nonconforming. (*Houston, Tex.*)

A method of eliminating nonconforming uses or structures by requiring the termination of the nonconforming use or structure after a specified period of time. (*Temple Terrace, Fla.*)

■ **amortize** To require the termination of a nonconforming use or structure at the end of a specified period of time. (*Moorpark, Calif.*)

■ **amphitheater** (See *stadium*)

■ **amusement arcade** A building or part of a building containing four or more video, pinball, or similar player-operated amusement devices, in any combination, for commercial use. (*Prince William County, Va.*)

Any commercial building in which there are more than three amusement game machines on the premises which are available to the public. An arcade may contain commercial recreational machines or games other than amusement game machines. (*Columbia, Mo.*)

A place or facility where pinball or other similar electronic games are played for amusement only. Shall not be construed so as to include bingo games nor shall it be construed so as to include gambling devices or any other devices prohibited by law. (*Scottsdale, Ariz.*)

A business establishment offering for public use five or more of any form of game machine, instrument or apparatus operated by coin, slug, or similar medium, but not including automatic machines for vending food, soft drinks, or tobacco, and outside service vending machines. (*Ocean City, Md.*)

■ **amusement device** Any coin-operated, token-operated, or rented kiddie rides, music machines, skill games, or non-skill games, including pool tables, billiard tables, pinball machines, shuffle boards, shuffle bowls, ski ball, rotary merchandisers, dart boards, target games, basket loops, and other similar devices. Each coin box, token box, or player position on a machine or device with more than one such box or position shall be deemed to be a separate device. (*Glendale, Ariz.*)

Any video game, pinball, or other machines, whether mechanically or electronically operated that, upon insertion of a coin, trade-token, slug, or similar object, operates or may be operated as a game or contest of skill or amusement of any kind or description, and that contains no automatic payoff for the return of money or trade tokens, or that makes no provision whatever for the return of money to the player. An amusement device is further defined as any machine, apparatus, or contrivance that is used or that may be used as a game of skill and amusement wherein or whereby the player initiates, employs, or directs any force generated by the machine. An amusement device shall exclude billiard, pool, or bagatelle tables. (*Salt Lake County, Utah*)

Any device which, upon insertion of a coin, slug, token, plate, or disc, or payment of a consideration, may be used by the public for use as a game, entertainment, amusement, test of skill, either mental or physical, whether or not registering a score, including but not limited to pool tables, pinball machines, arcade type video games, and foosball tables, but shall not include radios, televisions, or devices which provide music only, bowling lanes, or fixed-stand coin-operated "kiddie" rides. (*Golden, Colo.*)

Any machine which, upon the insertion of a coin, slug, token, plate, or disk, or upon payment of a price, may be operated by the public generally for use as a game, entertainment, or amusement, including but not limited to games registering a score; electronic video games; mechanical or electronic devices, such as

marble machines, pinball machines, mechanical grab machines, shuffle board game machines, pool tables, and billiard tables; and all game operations or transactions similar thereto, whether operated by hand, electric power, or a combination thereof. "Mechanical amusement device" shall not include: (1) a juke box or other similar device which plays only music for money; (2) a full-size bowling lane or alley; (3) a movie theater seating more than 10 persons; and (4) a vending machine dispensing food, drink, tobacco, toys, or written material, which material can be utilized away from the premises where the machine is located and does not require further participation by the person inserting the item or paying the price at the location of the machine. A mechanical amusement device located on property used solely for a residential purpose or a private club, which device is not available for use by the general public, shall be exempt from this definition. (Traverse City, Mich.)

Any machine which, upon the insertion of a coin, slug, token, plate, or disc, or upon the payment of a consideration, may be operated by the public generally for use as a game, entertainment, or amusement, whether or not registering a score. It includes such devices as marble machine, pinball machine, skill ball, mechanical grab machines which yield a prize, and all games, operations, or transactions similar thereto under whatever name they may be indicated. The term does not include coin-operated phonographs, ride machines designed primarily for the amusement of children, or vending machines in which are not incorporated features of gambling or skill. (Vernal City, Utah)

■ **amusement enterprise** Any indoor or outdoor place that is maintained or operated for the amusement, patronage, or recreation of the public to include any coin-controlled amusement device of any description, commonly known as baseball, football, pinball amusements, pool tables, miniature golf course, or driving range. (Jefferson County, Colo.)

■ **amusement, indoor commercial** (See also *entertainment, indoor commercial*) The

provision of entertainment or games of skill to the general public for a fee and that is wholly enclosed in a building, including but not limited to a bowling alley or billiard parlor. This use does not include an arena. (Nashville and Davidson County, Tenn.)

Establishments providing multiple coin-operated amusement or entertainment devices or machines as other than an incidental use of the premises. Such devices would include pinball machines, video games, and other games of skill or scoring, and would include pool or billiard tables, whether or not they are coin operated. Typical uses include game rooms, billiard and pool halls, and video arcades. (Blacksburg, Va.)

An establishment providing completely enclosed recreation activities. Accessory uses may include the preparation and



amusement park

serving of food or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller-skating or ice-skating, billiards, pool, motion picture theaters, and related amusements. (North Liberty, Iowa)

■ **amusement, outdoor commercial** (See also *entertainment, outdoor commercial*) The provision of entertainment or games of skill to the general public for a fee where any portion of the activity takes place outside of a building, including but not limited to a golf driving range, archery range, or miniature golf course. This use does not include a stadium. (Nashville and Davidson County, Tenn.)

Land or premises designed to be used by members of the public, for a fee, that contain outdoor amusement facilities, such

as miniature golf courses, merry-go-rounds, car race tracks, and outdoor motion picture theaters. (Kauai, Hawaii)

■ **amusement park** (See also *carnival*) A commercially operated park with a predominance of outdoor games and activities for entertainment, including motorized rides, water slides, miniature golf, batting cages, and the like. (Camden, Maine)

A commercially operated park with various devices for entertainment and booths for the sale of food and drink. (El Paso, Tex.)

An outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment. (Bondurant, Iowa)

■ **amusement park, children's** A group of not more than 12 amusement devices for children only, including pony rings, and their necessary accessory uses, located on a plot of ground with an area of not over three acres, which area shall include provisions for off-street parking. (Kansas City, Mo.)

■ **amusement ride** (See also *amusement device; carnival*) A mechanical, aquatic, or other device or attraction that carries passengers over a fixed or restricted area, primarily for the passengers' amusement. (State of Montana)

Any device that carries or conveys passengers along, around, or over a fixed area for the purpose of giving its passengers amusement, pleasure, thrills, or excitement. (Ocean City, Md.)

■ **anchor tenant** The major store or stores within a shopping center. (*Iowa State University Extension Service*)

■ **ancillary use** (See *accessory use*)

■ **animal** Any vertebrate member of the animal kingdom, excluding man. (*Lincoln, Nebr.*)

Any live vertebrate creature, domestic or wild. (*Gilroy, Calif.*)

All nonhuman members of the animal kingdom including domestic, exotic, and livestock species. (*Santa Rosa, Calif.*)

Any warm-blooded mammal, inclusive of but not limited to dogs and cats, as well as any reptiles or birds of prey. (*Hopkins, Minn.*)

■ **animal-at-large** [An animal] outside of a fence or other enclosure that restrains the animal to a particular premises, whether on public or private property, and not under the control, by leash or lead, of the owner or keeper. Animals tethered to a stationary object within reach of a street, sidewalk, alley, trail or other public access are deemed to be "at large." (*Ft. Collins, Colo.*)

Any animal, unless specifically excepted by this title, off the premises of the owner and not under the direct control of the owner or the owner's authorized agent by means of a leash, except an animal within an automobile or other vehicle with its owner, and for the purpose of this definition, the "premises of the owner" shall not include common areas of condominiums, townhouses, and apartment buildings, and any animal not in the direct control of its owner upon the common area of a condominium, townhouse, or apartment building, or the grounds thereof, shall be deemed to be running at large. (*Golden, Colo.*)

■ **animal boarding place** (See also *kennel*) Any structure, land, or combination thereof used, designed, or arranged for the boarding, breeding or care of dogs, cats, pets, fowl, horses, or other domestic animals for profit, but exclusive of animals used for agricultural purposes. (*Mequon, Wisc.*)

■ **animal control officer** Any person authorized by law or employed or ap-

pointed for the purpose of aiding in the enforcement of . . . any . . . law or ordinance relating to the licensing of animals, control of animals, or seizure and impoundment of animals. (*Lincoln, Nebr.*)

■ **animal, domestic** An animal that is tame or domesticated and not normally found in the wild state. Hybrids of animals normally found in the wild state are not included within the meaning of domestic animal. (*New Castle County, Del.*)

Any of various animals adopted by man so as to live and breed in a tame condition. (*Woodbury, Minn.*)



domestic animal

Any animal that has been bred or raised to live in or about the habitation of humans and is dependent on people for food and shelter. (*Ft. Collins, Colo.*)

Any animal customarily kept by humans for companionship, including but not limited to dogs, cats, birds, rabbits, hamsters, mice, turtles, and the like. (*Santa Rosa, Calif.*)

A tame animal that is subject to the dominion and control of an owner and accustomed to living in or near human habitation without requiring extraordinary restraint or unreasonably disturbing such human habitation. (*Lincoln, Nebr.*)

■ **animal, domestic farm** Cattle, calves, horses, mules, swine, sheep, goats, poul-

try or other similar birds and animals. (*Fort Wayne, Ind.*)

■ **animal, domestic fowl** Domesticated birds commonly associated with farms and used for eggs or meat. Domestic fowl include but are not limited to chickens, ducks, geese, and turkeys. (*Burien, Wash.*)

■ **animal, exotic** Any member of a species of animal, reptile, or bird, warm- or cold-blooded, that is not indigenous to the environs of the parish or is not classified or considered as wildlife, livestock, or domestic animal. (*Jefferson Parish, La.*)

Any wild animal not customarily confined or cultivated by man for domestic or commercial purposes but rather kept as a pet or for display. (*Manhattan Beach, Calif.*)

Any species of animal not considered domestic or livestock, including but not limited to nonpoisonous snakes and lizards and potbellied pigs. (*Santa Rosa, Calif.*)

Any animal that is native to a foreign country or of foreign origin or character, is not native to the United states, or was introduced from abroad, except pet animals, large animals, or fowl. This term specifically includes animals such as, but not limited to elephants, camels, antelope, anteaters, kangaroo, and water buffalo. (*Lincoln, Nebr.*)

■ **animal, farm** Any animal that customarily is raised for profit on farms and has the potential of causing a nuisance if not properly maintained. (*Pomfret Township, N.Y.*)

Animals other than household pets that may, where permitted, be kept and maintained for commercial production and sale or family food production, education or recreation. Farm animals are identified by these categories: large animals, e.g., horses and cattle; medium animals, e.g., sheep, goats; or small animals, e.g., rabbits, chinchilla, chickens, turkeys, pheasants, geese, ducks and pigeons. (*North Liberty, Iowa*)

Animals commonly raised or kept in an agricultural, rather than an urban, environment including, but not limited to chickens, pigs, sheep, goats, horses, cattle, llamas, emus, ostriches, donkeys and mules. (*Loveland, Colo.*)

■ **animal grooming service** Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged. (*Federal Way, Wash.*)

■ **animal hospital** An establishment for the care and treatment of small animals, including household pets. (*Kauai County, Hawaii*)

Any building or portion of a building designed or used for the care, observation, or treatment of domestic animals. (*Annapolis, Md.*)

A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use. (*Hemet, Calif.*)

An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence. (*Santa Rosa, Calif.*)

Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases wherein the animals are limited to dogs, cats, or other comparable household pets and wherein the overnight care

of said animals is prohibited except when necessary in the medical treatment of the animal. (*Loveland, Colo.*)

■ **animal husbandry** (See also *farm, animal*) The raising of domesticated farm animals when, in the case of dairy cows, beef cattle, horse, ponies, mules, llamas, goats, and sheep, their primary source of food, other than during the winter months, is from grazing in the pasture where they are kept. (*Yakima, Wash.*)

The use of land for dairying, animal raising, and pasturage and the necessary accessory uses; provided, however, that such accessory uses shall be secondary to that of normal animal husbandry activities. The above uses shall not include the commercial feeding of garbage or offal to swine or other animals. (*Livermore, Calif.*)

A branch of agriculture for the raising or nurturing and management of animals, including breeding, pasturing, ranching, and sales of animals. (*Moorpark, Calif.*)

The keeping of any domestic animals other than customary household pets. (*Limington, Maine*)

■ **animal, large** An animal larger than the largest breed of dogs. This term includes horses, cows, and other mammals customarily kept in corrals or stables. (*Manhattan Beach, Calif.*)

Cattle, horses, mules, sheep, goats, beasts of burden, or any other domesticated or wild animal weighing more than 20 pounds except pet animals, unusual animals, or fowl. (*Lincoln, Nebr.*)

■ **animal shelter** Any premises designated by the county for the purpose of impounding and caring for cats and dogs found running at large or otherwise subject to impoundment in accordance with the provision of this law. (*Nags Head, N.C.*)

A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals. (*Federal Way, Wash.*)

Any premise designated by the city for the purpose of boarding and caring for any animal impounded under the provisions of this title or any other ordinance of the city or law of the state. (*Golden, Colo.*)

A facility that is used to house or contain animals and is owned, operated, or maintained by a [state] nonprofit corporation for the purpose of providing temporary kenneling and finding permanent adoptive homes for animals. (*Lincoln, Nebr.*)

■ **animal, small** Any animal, including rabbits, weighing 20 pounds or less, except pet animals, unusual animals, or fowl. (*Lincoln, Nebr.*)

An animal no larger than the largest breed of dogs. This term includes fish, birds, and mammals customarily kept in kennels. (*Manhattan Beach, Calif.*)

Any animal, other than livestock or animals considered to be predatory or wild, which is kept either inside or outside a dwelling unit. Animals considered predatory or wild shall be considered small animals when they are taken into captivity for the purposes of breeding, domestication, training, hunting, or exhibition. Small animals include but are not limited to dogs, cats, rabbits, domestic fowl, birds, snakes, rodents, and miniature potbellied pigs. (*Burien, Wash.*)

■ **animal unit** An animal unit is equal to one livestock animal or 10 fowl. (*Truckee, Calif.*)

A unit of measurement to compare various animal types based upon equivalent waste generation. One animal unit equals the following: 1.0 beef feeder or slaughter animal; 0.5 horse; 0.7 dairy cow; 2.5 swine weighing over 55 pounds; 15 swine under 55 pounds; 10 sheep; 30 laying hens; 55 turkeys; 100 broiler chickens or an equivalent animal unit. The total animal units located on a given parcel or animal operation shall be determined by adding the animal units for each animal type. (*Concord, N.C.*)

■ **animal, wild** Animals which are wild by nature and not customarily domesticated. . . . This definition does not include birds, small rodents, or small, nonpoisonous reptiles commonly used

for educational or experimental purposes, or as pets. (*Moorpark, Calif.*)

■ **animal-drawn carriage** (See also *amusement, outdoor commercial*) Any carriage, buggy, rickshaw, or similar device drawn by one or more persons or animals in which the public, for a fee, is allowed to ride for purposes of transportation, entertainment, or amusement. (*Glendale, Ariz.*)

■ **annex** To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction. (*California Planning Roundtable*)

To add territory to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action. (*United States Census Bureau*)

■ **annexation** The act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action. (*United States Census Bureau*)

The process by which cities extend their municipal services, regulations, voting privileges, and taxing authority to new territory. (*Austin, Tex.*)

The process used by a municipality to add surrounding fringe areas to the city or town. There are methods for annexing contiguous property (areas adjacent to the annexing city) as well as noncontiguous property. The main methods of annexing property are by election, petition, annexation for municipal purposes, annexation of federally owned areas, and boundary line adjustments. (*Municipal Research and Services Center*)

The addition of territory to a city. (*Ames, Iowa*)

The incorporation of a land area into an existing community with a resulting change in the boundaries of that community. (*Bondurant, Iowa*)

■ **antenna** (See also *telecommunications antenna*) Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building. (*Cerritos, Calif.*)

Any system of wires, poles, rods, reflecting discs, or similar devices used for transmission or reception of electromagnetic waves, including having elements carried by and disposed from a generally horizontal boom which may be mounted upon and rotatable through a vertical mast interconnecting the boom and a support for the antenna. (*Lake Elsinore, Calif.*)

Any structure designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication, or other signals from other antennas, satellites, or other services. (*Glen Ellyn, Ill.*)

A device used in communications which transmits or receives radio signals. (*Truckee, Calif.*)

Any exterior apparatus or apparatuses designed for telephonic, radio, data, Internet, or television communications through the sending or receiving of electromagnetic waves including equipment attached to a tower or building for the purpose of providing personal wireless services including, for example, cellular, enhanced specialized mobile radio and personal communications services telecommunications services, and its attendant base station. The term "antenna" shall not include an antenna used by an amateur radio operator or ham operator, nor an exterior antenna or satellite dish used for the private or non-commercial reception of television or radio signals. (*Loveland, Colo.*)

■ **antenna array** A group of antenna elements on the same geometric plane. (*San Juan Capistrano, Calif.*)

One or more rods, panels, discs, or similar devices used for the transmission or reception of radio frequency signals, which may include an omni-directional antenna (rod), a directional antenna (panel), and a parabolic antenna (disc). (*Russellville, Ark.*)

■ **antenna cell site** A geographical area with a radius of two to eight miles that contains both transmitting and receiving antennae. (*Truckee, Calif.*)

■ **antenna, conventional** An individual element or system of conducting

elements, as opposed to a single disk or sphere, used for the transmission or reception of electromagnetic waves. (*San Juan Capistrano, Calif.*)

■ **antenna, ground-mounted** Any freestanding antenna, the entire weight of which is supported by an approved platform, framework, or other structural system, which system is affixed directly on or in the ground by a foundation and which system is freestanding, excluding lateral bracing to a building. (*San Juan Capistrano, Calif.*)

A device for transmitting or receiving radio waves which rests on or is located in or anchored to the ground. "Ground-mounted antenna" includes antennas supported by guy wires and similar mechanisms. (*Moorpark, Calif.*)

■ **antenna height** The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure even if said highest point is an antenna. Measurement of tower height shall include antenna, base pad, and other appurtenances and shall be measured from the finished grade of the parcel. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height. (*Loveland, Colo.*)

The vertical distance measured from the base of the antenna support structure or the antenna, whichever is lower, to the top of the antenna support structure or antenna, whichever is higher. If the antenna support structure is on a sloped grade, then the lowest grade shall be used in calculating the antenna height. (*Willistown Township, Pa.*)

The overall vertical length of the antenna above grade. If the antenna system is located on a building, the overall vertical length also includes the height of the building above grade level at the point upon which the antenna system is mounted. If the antenna system includes a collapsible support structure, the overall vertical length is measured with the antenna support structure fully extended. (*San Juan Capistrano, Calif.*)

■ **antenna, panel** An antenna or array of antennae that are flat and rectangular

and designed to concentrate a radio signal in a particular area. Also referred to as a directional antennae. (*Truckee, Calif.*)

■ **antenna radius** The distance from the antenna support structure to the furthest possible extension of any horizontal element of an antenna. (*San Juan Capistrano, Calif.*)

■ **antenna, roof-mounted** An antenna, the entire weight of which is supported by a building through the use of an approved framework or other structural system, which system is affixed to one or more structural members of the roof of the building or to any structural portion of the building above the roof line. (*San Juan Capistrano, Calif.*)

A device for transmitting or receiving radio waves which rests on or is located on the roof of any structure. (*Moorpark, Calif.*)

■ **antenna, satellite dish** An accessory structure which at its widest dimension is in excess of 36 inches; an earth-based station, the purpose of which is to receive signals from orbiting satellites and other extraterrestrial sources, together with other equipment related to such purposes. (*Beverly Hills, Calif.*)

A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit or receive radio or electromagnetic waves between terrestrially or orbitally based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas. (*Hopkins, Minn.*)

A parabolic dish antenna including its structural supports, used for reception of various satellite television programming signals. (*Dewey Beach, Del.*)

A dish-like antenna used to link communications sites together by wireless transmission of voice or data. Also called a microwave antenna or microwave dish antenna. (*Truckee, Calif.*)

Any parabolic, spherical, or other shaped structure used for, or intended to be used

for, reception of satellite transmissions. (*Bondurant, Iowa*)

One or more of the following: (a) A signal-receiving device (antenna, dish antenna, or dish-type antenna), the purpose of which is to receive communication or other signals from satellites in earth orbit and other extraterrestrial sources. (b) A low-noise amplifier which is situated at the focal point of the receiving component and the purpose of which is to magnify, store, transfer, or transmit electronic or light signals. (*Trenton Township, Ohio*)

■ **antenna support structure** Any building, tower, or structure used for the purpose of supporting an antenna. (*Glen Ellyn, Ill.*)

Any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals. (*Loveland, Colo.*)

A monopole structure designed and constructed to support an antenna, repeaters and radomes, utilizing a single integral shaft without guy wires. No other structures shall be permitted. (*Willistown Township, Pa.*)

Any structure, mast, pole, tripod, or tower utilized for the purpose of supporting an antenna. (*San Juan Capistrano, Calif.*)

■ **antenna support structure, free-standing** An antenna structure that is not attached to a building, fence, or other such structure. (*San Juan Capistrano, Calif.*)

■ **antenna system** The combination of the antenna and any antenna support structure. (*San Juan Capistrano, Calif.*)

■ **antenna, terrestrial** Any antenna designed to receive television and radio signals relayed from one ground location to another ground location. Such antennas are typically mounted on a tower or support on the rooftop of a structure, or on free-standing towers. (*Cudahy, Wisc.; Waukesha, Wisc.*)

■ **antenna tower** (See also *telecommunications tower* definitions) Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio,

and similar communication purposes. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, antenna tower alternative structures, and the like. (*Trenton Township, Ohio*)

■ **antenna tower height** The distance measured from the average grade plane of the antenna tower base to the highest point on the tower or other structure, including any antenna and additional height required for co-location. Lightning rods up to six feet in length and 1.25 inches in diameter may extend above the maximum height measured. When roof-mounted, antenna tower height shall be measured from the average grade plane of the building to the highest point on the tower or other structure, including any antenna and additional height required for co-location. (*Trenton Township, Ohio*)

■ **antenna, vertical** Any box frame, mast, pole, structure, tripod, or tower utilized for the purpose of reception, retransmission, or transmission of electromagnetic, ham radio, microwave, or radio signals. (*Rancho Mirage, Calif.*)

■ **antenna, whip** An antenna that transmits signals in 360 degrees. They are typically cylindrical in shape and are less than six inches in diameter and measure up to 18 feet in height. Also called omnidirectional, pipe, or stick antennae. (*Truckee, Calif.*)

An antenna consisting of a single, slender, rod-like element, less than one wavelength long, which is supported only at or near its base. (*San Juan Capistrano, Calif.*)

■ **antique** A product that is sold or exchanged because of value derived or because of oldness as respects the present age, and not simply because the same is not a new product. (*Prescott Valley, Ariz.*)

■ **antique mall** A building that is partitioned to provide spaces for the sale of antiques by antique dealers, for items such as clocks, lamps, clothing, rugs, toys, furniture, and the like. (*Concord, Penn.*)

■ **antique shop** (See also *secondhand merchandise, retail sales; thrift store*) A

place offering antiques for sale. An antique, for purposes of this chapter, shall be a work of art, piece of furniture, decorative object, or the like, of or belonging to the past, at least 30 years old. (*Prince William County, Va.*)

Any premises used for the sale or trading of articles of which 80 percent or more are over 50 years old or have collectible value. Antique shop does not include "secondhand store" (*Salinas, Calif.*)

■ **apartment** (*See also dwelling definitions*) A room or suite of rooms, with toilet and culinary accommodations, used or designed for use as a residence by a family, located in a building containing two or more such rooms or suites or located in a building devoted primarily to nonresidential use. (*Ames, Iowa*)

which has only one complete kitchen and at least one complete bathroom. (*Mishawaka, Ind.*)

One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit not owned in fee simple. (*Lake Elsinore, Calif.*)

■ **apartment building** Any building or portion thereof which contains three or more dwelling units. (*Santa Rosa, Calif.*)

A structure containing four or more apartment units. (*Lake Elsinore, Calif.*)

A building or structure arranged, intended, and designed to be occupied by three or more families living independently of each other, and each including its own separate kitchen and bathroom accommodations. Rowhouses shall be considered as an apartment house. (*Mishawaka, Ind.*)

An apartment house which furnishes services for the use of its tenants which are ordinarily furnished by hotels. (*Wayne County, Ind.*)

■ **apartment, senior** (*See also elderly housing*) An apartment specifically designed for independent living for retired individuals or couples over the age of 55 where no meal service is provided. (*Hemet, Calif.*)

■ **apiary** (*See also beehive*) A place where bee colonies are kept. (*Hemet, Calif.*)

Bees, combs, hives, appliances, or colonies, wherever they are kept, located, or found. (*Concord, N.C.*)

■ **apiculture** Beekeeping, which includes one or more hives or boxes occupied by bees (hives or boxes include colonies), but does not include honey houses, extraction houses, warehouses, or appliances. (*Moorpark, Calif.*)

■ **apparel store** (*See clothing store*)

■ **appliance, major** (*See also equipment definitions*) Nonportable equipment used for domestic functions, including but not limited to washers, dryers, refrigerators, freezers, and stoves. (*Milwaukee, Wisc.*)

Includes but is not limited to washers, dryers, refrigerators, ovens/ranges, dishwashers, and other appliances not easily carried without assistance. (*Lancaster, Ohio*)

■ **appliance, small** (*See also equipment definitions*) A portable device or instrument used for domestic functions, including but not limited to vacuum cleaners, televisions, toasters, hairdryers, mixers, fans, radios, and food processors. (*Milwaukee, Wisc.*)

■ **applicant** The party applying for permits or other approval required by this chapter. (*Asheville, N.C.*)

A property owner or any person or entity acting as an agent for the property owner in an application for a development proposal, permit, or approval. (*Burien, Wash.*)

A person submitting an application for development, a permit, or other required



apartment

A building, or portion thereof, designed for occupancy by three or more families living independently of each other. (*Columbia County, Wash.*)

A part of a building consisting of a room or rooms intended, designed, or used as a residence by an individual or a single family. (*Lake Lure, N.C.*)

A suite of rooms in a two-family dwelling, duplex, apartment complex, apartment house, or commercial building, in which each suite is arranged, intended, and designed to be occupied as a residence of a single family or individual, and

■ **apartment, efficiency** (*See efficiency unit*)

■ **apartment, garage** (*See garage apartment*)

■ **apartment, garden** (*See garden apartment*)

■ **apartment hotel** (*See also extended-stay hotel*) A building designed for or containing both apartments and individual hotel guest rooms under resident supervision [maintaining] an inner lobby through which all tenants must pass to gain access to apartments and hotel rooms. (*Coral Gables, Fla.*)

approval under the [local code]. “Applicant” includes the owner of the property subject to the application and any person designated by the owner to represent the owner. (*Loveland, Colo.*)

Any person that applies for a permit pursuant to the zoning ordinance. (*Troy, Ohio*)

Any person, firm, or corporation requesting approval of any land-use, development, or improvement application, or similar entitlement regulated by the municipal code. (*San Juan Capistrano, Calif.*)

Any person who applies to the city for approval of a preliminary plat for the subdivision of land within the city; any person who applies for a permit for any land-disturbing activities, including but not limited to mining, excavation, filling, and grading; any person who applies for a building permit involving land-disturbing activities, including but not limited to construction of new residential or commercial structures. (*Jordan, Minn.*)

The record owner or owners of a unit, area, or tract of land proposing land development activities covered by this chapter and includes the authorized representative of the record owner or owners. (*Multnomah County, Ore.*)

■ **application** The completed form or forms and all accompanying documents, exhibits, and fees required of an applicant by the applicable department, board, or commission of the city for development review, approval, or permitting purposes. (*Newport, R.I.*)

The process by which an applicant submits a request and indicates a desire to be granted a permit under the provisions of this zoning ordinance. An application includes all written documentation, verbal statements, and representations, in whatever form or forum, made by an applicant to the [city] concerning such a request. (*Troy, Ohio*)

■ **application, completed** An application for a zoning request that contains the following: (1) [submittal and completion of] all applicable application forms; (2) submittal of all required supporting application information; (3) submittal of all required fees. (*Hopkins, Minn.*)

■ **application request** Includes but is not limited to filings for zoning clearances, permits, variances, appeals, suspensions, modifications and revocations, interpretations, amendments, and zone changes. (*Moorpark, Calif.*)

■ **appraisal** A systematic method of determining the market value of property. (*American Farmland Trust*)

■ **appurtenance** The visible, functional, or ornamental objects accessory to and part of a building. (*Boulder County, Colo.*)

■ **appurtenant structure** (See *accessory structure*)

■ **aquaculture** (See also *farm, fish*) The hatching, raising, and breeding of fish or other aquatic plants or animals for sale or personal use. (*Asheville, N.C.*)

The growing and harvesting of plant or animal organisms in a natural or artificial aquatic situation that requires a body of water such as a pond, river, lake, estuary, or ocean. (*Kauai County, Hawaii*)

The production of aquatic plant or animal life for food or fiber within ponds and other bodies of water. (*Hawaii County, Hawaii*)

The growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species. (*Limington, Maine*)

■ **aquarium** An establishment where aquatic collections of living organisms are kept and exhibited. (*Burlington, Vt.*)

■ **aquifer** (See also *groundwater definitions; water table*) A geologic formation, group of formations, or part of a formation capable of yielding, storing, or transmitting a usable amount of groundwater to wells or springs for domestic or animal use. (*Sioux Falls, S.Dak.*)

Land areas determined to overlay water saturated stratified drift deposits of sands and/or gravels capable of yielding private and public potable water supplies. (*Wilton, N.H.*)

A saturated geologic formation that will yield a sufficient quantity of water to serve as a private or public water supply. (*Yakima County, Wash.*)

A glacial formation, group of glacial formations, or part of a glacial formation that

contains enough saturated permeable material to yield significant quantities of water. (*Troy, Ohio*)

■ **aquifer, artesian** Groundwater that rises to an elevation above the ground surface as a result of considerable confining pressure. (*American Planning Association*)

An aquifer in which water is confined under pressure between layers of impermeable material. Wells tapping into an artesian stratum will flow naturally without the use of pumps. (*California Planning Roundtable*)

■ **aquifer recharge** (See *groundwater recharge*)

■ **aquifer recharge area** (See *groundwater recharge area*)

■ **aquifer, surficial** A water-bearing stratum which is not covered by a confining (impervious) bed and which can be replenished directly by rainfall. (*Indian River County, Fla.*)

■ **arborist** (See also *forestry definitions*) An individual trained in arboriculture, forestry, landscape architecture, horticulture, or related fields and experienced in the conservation and preservation of native and ornamental trees. This definition shall also incorporate the term urban forester. (*York County, Va.*)

■ **arcade** (See also *pedestrian arcade*) An area contiguous to a street or plaza that is open and unobstructed to a height of not less than 12 feet and that is accessible to the public at all times. Any portion of an arcade occupied by building columns, landscaping, statuary, pools, or fountains shall be considered part of the arcade for the purpose of computing a floor-area premium credit. The term “arcade” shall not include off-street loading areas, driveways, off-street parking areas, or open pedestrian walkways. The floor of any arcade shall be level with the adjoining street or plaza. (*Mankato, Minn.*)

An arcade that provides public access to building entrances, retail space and/or public space. (*Philadelphia, Pa.*)

■ **arcade, amusement** Any electric or electronic machine (e.g., pinball, video

games) which provides amusement, enjoyment, or entertainment and which may be operated upon the insertion of a coin or token. This term shall not include juke boxes, children's mechanical rides (e.g., horses, rocket ships), or machines that sell merchandise. (*San Juan Capistrano, Calif.*)

A place or facility where pinball or other similar electronic games are played for amusement only. Shall not be construed so as to include bingo games nor shall it be construed so as to include gambling devices or any other devices prohibited by law. (*Scottsdale, Ariz.*)

■ **arcade, internal** A street arcade that fronts on and adjoins a plaza or other space internal to a building lot rather than the front lot line. (*Mankato, Minn.*)

■ **arcade, street** An arcade that adjoins a front lot line, is not less than 10 feet nor more than 30 feet in depth (measured perpendicular to the front lot line), and extends the full length of, or at least 50 feet along the front lot line, whichever is the greater distance; or on a corner lot, is bounded on two sides by the two intersecting street lines, and has an area of not less than 500 square feet and a minimum linear dimension of 10 feet. (*Mankato, Minn.*)

■ **archaeological resources** Any material of past human life, activities, or habitation that are of historic or prehistoric significance. Such material includes but is not limited to pottery, basketry, bottles, weapon projectiles, tools, structures, pit houses, rock paintings, rock carving, intaglios, graves, skeletal remains, personal items and clothing, household or business refuse, printed matter, manufactured items, or any piece of the foregoing items. (*Glendale, Ariz.*)

Material evidence of past human activity found below the surface of the ground or water, portions of which may be visible above the surface. (*Asheville, N.C.*)

A district, site, building, structure, or artifact which possesses material evidence of life and culture of the prehistoric and historic past. (*Multnomah County, Ore.*)

■ **archaeological site** A concentration of material remains of past human life or activities that is of historic or prehistoric

significance, has been surveyed by a qualified archeologist...and where a report by a qualified archeologist has been filed with the city or the state museum or the State Historic Preservation Office (SHPO) demonstrating the significance of the site and recommendations for treatment of the site. Examples of material remains include rock art, pottery, basketry, tools, graves, skeletal remains, structures or portions of structures, or water-control devices. (*Scottsdale, Ariz.*)

A location that has yielded or may yield information on history or prehistory. An archaeological site contains physical remains from the past. An archaeological site may be found within archaeological zones, historic sites, or historic districts. (*Jacksonville, Fla.*)

■ **archaeological zone** A geographically defined area that has or may reasonably be expected to yield information on local history or prehistory based upon broad prehistoric or historic settlement patterns. (*Jacksonville, Fla.*)

■ **archery range** An outdoor facility that may include buildings or structures used for target practice with bows and arrows. (*McHenry County, Ill.*)

■ **architect** (See also *engineer; planner*) A person who, by reason of his knowledge of the mathematical and physical sciences, and the principles of architecture and architectural design, acquired by professional education, practical experience, or both, is qualified to engage in the practice of architecture and whose competence has been attested by the [state regulatory board]. (*Campbell County, Va.*)

An individual registered in the state to practice in the field of architecture. (*Sedona, Ariz.*)

■ **architectural appearance, exterior** The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements. (*Normal, Ill.*)

■ **architectural composition** The scale, height, mass, proportion, color, form, style,

detail, treatment, texture, construction material, and roof design of a project or building. (*Palm Beach County, Fla.*)

■ **architectural decoration** An element, design, or motif, other than an architectural feature, installed, attached, painted, or applied to the exterior of a building or structure for the purpose of ornamentation or artistic expression. (*Columbus, Ohio*)

■ **architectural feature** A part, portion, or projection that contributes to the beauty or elegance of a building or structure, exclusive of signs, that is not necessary for the structural integrity of the building or structure or to make said building or structure habitable. (*Lake Elsinore, Calif.*)



architectural feature

Any prominent or characteristic part of a building, including but not limited to windows, columns, awnings, marquee, façade, or fascia. (*Sedona, Ariz.*)

Ornamentation or decorative features attached to or protruding from an exterior wall. (*Bloomington, Ind.*)

Architectural features of a building shall include cornices, eaves, gutters, belt courses, sills, lintels, bay windows, chimneys, and decorative ornaments. (*Alma, Mich.*)

■ **architectural plan** A plan for the construction of any structure designed by

a qualified registered architect. (*Carmel, Ind.*)

■ **architectural projection** Projections from a building that are necessary for the shading of a building or features such as sills, cornices, and chimneys. Such projections may extend into required yards only as allowed by the provisions of this title. (*Palm Desert, Calif.*)

Eaves, cornices, platforms, porches, or any types of structure attached to and extending from the main building. (*Ocean Shores, Wash.*)

Eaves, decorative extensions, bay windows having no floor space, or other portions of a building having no living space nor key structural value. (*Ashland, Ore.*)

Anything attached to and extended outside the outer face of the exterior wall of a structure and not intended for shelter or occupancy, such as stairs, balcony, fireplace, etc. (*San Juan Capistrano, Calif.*)

Any projection which is not intended for occupancy and which extends beyond the

back from the street line so as to create articulation of the building wall or to provide space for windows or doors, provided such recesses are not part of the required public space or open space of a lot. (*Philadelphia, Pa.*)

■ **architectural review** (See also *design review*) Regulations and procedures requiring the exterior design of structures



architecture

to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (*California Planning Roundtable*)

■ **architectural review board** (See also *design review board*) A board composed of design professionals (e.g., architects, landscape architects), others who work with the built environment (e.g., urban planners, civil engineers), and citizens who approve or disapprove design plans for development projects. This board may be advisory only; approval of projects may, because of state legislation, still remain with an administrative or legislative body. The composition and size of the board varies by community. (*American Planning Association*)

■ **architectural trim** (See also *architectural decoration*) The ornamental or protective framing or edging around openings or at corners or eaves and other architectural elements attached to the exterior walls of buildings, usually of a color and material different from that of the ad-

jacent wall surface, and serving no structural purpose. (*Concord, N.C.*)

■ **architecture** The art and science of designing and constructing buildings adapted to their purposes, one of which is beauty. (*Coral Gables, Fla.; Milwaukee, Wisc.*)

■ **area** (See also *site definitions*) A group of parcels or public spaces. (*Troy, Ohio*)



architectural projection

face of an exterior wall or a building but shall not include signs. (*Vernal City, Utah*)

A building feature that is mounted on, or extends from, the surface of a building wall or facade, typically above ground level. Examples of architectural projections include balconies, bay windows, lighting fixtures, etc. (*Rancho Mirage, Calif.*)

■ **architectural recesses** Portions of a building wall at street level which are set

■ **area, enclosed space** An area enclosed on all sides by a solid physical barrier, such as a solid wood fence or masonry wall. (*Lake Elsinore, Calif.*)

■ **area, existing** The average condition immediately before development or redevelopment commences. (*Temple Terrace, Fla.*)

■ **area, gross** All the area within a development or plat, including area intended for residential use, steep slopes, local access streets or alleys, off-street parking spaces, recreational areas, floodplains, non-tidal wetlands, common areas, etc. This will not include areas in state-owned tidal wetlands or private tidal wetlands. (*Rock Hall, Md.*)

The total horizontal area within a lot or parcel of land before public streets, easements, or other areas to be dedicated or reserved for public use are deducted from such lot or parcel. (*Sedona, Ariz.*)

The total usable area including accessory space dedicated to such things as streets, easements and uses out of character with the principal use, but within a unit of area being measured. (*Sandy, Ore.*)

■ **area, gross leasable (GLA)** The total floor area of a commercial building designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, expressed in square feet as measured from the center line of joint partitions and from outside wall faces. (*North Liberty, Iowa*)

■ **area, net** The total area of a site for residential or nonresidential development, excluding street rights of way and other publicly dedicated improvements such as parks, open space, and stormwater detention and retention facilities. "Net area" is expressed in either acres or square feet. (*Growing Smart Legislative Guidebook*)

The total horizontal area within a lot or parcel of land, excluding all public streets, easements, or other areas reserved or dedicated for public use except private easements which serve as primary access to no more than four individual lots or parcels. (*Sedona, Ariz.*)

The area of a lot or parcel, excluding all dedicated streets or alleys and roadway or alley easements. (*Concord, N.C.*)

■ **area plan** A plan . . . that covers specific subareas of the . . . county. These plans provide basic information on the natural features, resources, and physical constraints that affect development of the planning area. They also specify detailed land-use designation used to review specific development proposals and to plan services and facilities. (*Washoe County, Nev.*)

■ **areawide zoning** Zoning adopted for all properties within a district consistent with the comprehensive plan, rather than on a lot-by-lot basis. (*Renton, Wash.*)

■ **arena** (See *stadium*)

■ **art** A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas relief sculpture, murals, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively,

for aesthetic purposes. Signs are not considered artwork. (*Burien, Wash.*)

■ **art gallery** (See also *exhibition; exhibition room; museum*) An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art. This clarification does not include libraries, museums, or non-commercial art galleries. (*Houston, Tex.*)

A room or structure in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public. (*Santa Monica, Calif.*)

■ **art, public** Any visual work of art displayed for two weeks or more in an open city-owned area, on the exterior of any city-owned facility, within any city-owned facility in areas designated as public area, lobbies, or public assembly areas, or on non-city property if the work of art is installed or financed, either wholly or in part, with city funds or grants procured by the city. (*Palo Alto, Calif.*)



public art

Any visual work of art, accessible to public view, on public or private property within the city neighborhood environs including residential, business, or industrial buildings, apartment and condominium complexes, parks, multiple-use structures, and similar facilities. The work of art may include but need not be limited to sculptures, murals, monuments, frescoes, fountains, paintings, stained glass, or ceramics. Media may include but need not be lim-

ited to steel, bronze, wood, plastic, stone, and concrete. (*Escondido, Calif.*)

A fountain, sculpture, painting, mural, or similar object that is sited within a planned development as a focal point and is intended for the enjoyment of the general public. (*Champaign, Ill.*)

Art that is so located as to be visible to persons in public places, such as but not limited to streets, sidewalks, and parks, and which does not contain characteristics of an advertising sign or identify or draw attention to a business, profession, or industry, to the type of products sold, manufactured, or assembled, or to the type of services or entertainment offered or available on the premises or in the city. (*Santa Rosa, Calif.*)

■ **art school** (See *educational facilities, school for the arts*)

■ **art, works of** All forms of original creations of visual art including but not limited to: sculpture, in any material or

combination of materials, whether in the round, bas-relief, high relief, mobile, fountain, kinetic, or electronic; painting, whether portable or permanently fixed, as in the case of murals; mosaics; photographs; crafts made from clay, fiber and textiles, wood, glass, metal, plastics, or any other material, or any combination thereof; calligraphy; mixed media composed of any combination of forms or media; unique architectural stylings or embellishments, including architectural

crafts; environmental landscaping; or restoration or renovation of existing works of art of historical significance. (*Colorado State Statutes*)

All forms of original creation of visual art. (*Bellevue, Wash.*)

■ **artisan** One skilled in an applied art; a craftsman. (*San Diego, Calif.*)

■ **artisan's workshop** An establishment, not exceeding 3,000 square feet of floor area, for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items. (*Plano, Tex.*)

■ **artist** A person whose major profession is the practice of an artistic discipline. (*Reno, Nev.*)

One who practices the fine arts in which imagination and taste preside over the execution, including painting, drawing, sculpture, poetry, music, dancing, and dramatic art. This is not deemed to include the business of teaching the mechanics of the art. (*Prescott Valley, Ariz.*)

■ **artist's studio** Work space for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft (*Salinas, Calif.*)

Place designed to be used, or used as, both a dwelling place and a place of work by an artist, artisan, or craftsman, including persons engaged in the application, teaching, or performance of fine arts such as but not limited to drawing, vocal or instrumental music, painting, sculpture, and writing. (*St. Paul, Minn.*)

Work space for one or more artists or artisans, including the accessory sale of art produced on the premises. (*Milwaukee, Wisc.*)

An establishment engaged in the sale or exhibit of art works such as paintings, sculpture, macramé, knitted goods, stitchery, or pottery. Art studios are also engaged in the creations of such art works and often offer instruction in their creation. (*Waukesha, Wisc.*)

■ **as-built plan** (See also *site plan*) Construction [or] engineering plans prepared after the completion of construc-

tion, by the engineer of record, in such a manner as to accurately identify and depict the location of all on-site improvements, which includes but is not limited to all structures, parking facilities, detention/retention areas, curbs, gutters, [and] sidewalks. (*Clarkdale, Ariz.*)

The amended final site plans specifying the locations, dimensions, elevations, capacities and capabilities of structures or facilities as they have been constructed. (*Temple Terrace, Fla.*)

■ **as-built profile** (See also *site plan*) A map or drawing which depicts a vertical section of a road, street, curb, conduit, or other physical feature as it has been actually constructed. (*Boulder County, Colo.*)

■ **as-of-right zoning** (See also *cumulative zoning; Euclidean zoning*) Uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance, as a result, is largely self-enforcing because no flexibility is involved and no discretion occurs in its administration. For example, a single-family zone would allow single-family housing as of right so long as site development standards are met. This is the traditional Euclidean zoning system based on the earliest comprehensive ordinances and the Standard State Zoning Enabling Act. (*American Planning Association*)

■ **asphalt plant** (See *batching plant*)

■ **assembly hall** (See also *auditorium; meeting hall*) A building or portion of a building in which facilities are provided for civic, educational, political, religious,

or social purposes. (*Plano, Tex.*)

A meeting place at which the public or membership groups are assembled regularly or occasionally, including but not limited to schools, churches, theaters, auditoriums, funeral homes, stadiums, and similar places of assembly. (*Pine Bluff, Ark.*)

A structure for groups of people to gather for an event or regularly scheduled program. Places of public assembly include but are not limited to arenas, religious institutions, lecture halls, banquet facilities, and similar facilities. (*Champaign, Ill.*)

A building or a portion of a building used for gathering for such purposes as deliberation, worship, auditorium, church, or chapel, dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments, exhibit rooms, or lounges. (*National City, Calif.*)

■ **assisted living facility** (See *elderly housing, assisted living*)

■ **at-grade** (See also *grade definitions*) Level of a road, building, or other structure at the same grade or level as the adjoining property (as opposed to a depressed or elevated road, building, or other facility). (*Prince George's County, Md.*)

■ **athletic field** (See also *playfield*) A wide stretch of open land used for outdoor games such as baseball, football, and soccer. (*Las Cruces, N.Mex.*)

Outdoor sites, often requiring equipment, designed for formal athletic competition in field sports (e.g., softball, soccer, football). (*Guilford County, N.C.*)



athletic field

■ **atrium** A ground-level area designed for pedestrians that meets the following conditions: (a) has at least one entrance connecting to a public street, plaza, or arcade; (b) is open to the top of the building by means of a vertical open space or light well and is covered by a transparent or translucent material; (c) is open to the public during business hours; (d) has at least 25 percent of its periphery utilized by retail sales, personal services or entertainment activities; and (e) contains facilities for the public, such as benches, flower beds, fountains, etc. (*Denver, Colo.*)

A glass enclosure attached to a building on at least one of its sides. It often serves as an entry or central corridor for a building. (*Thornton, Colo.*)

A fully enclosed space lighted by skylights, or an outdoor space enclosed by walls and open to the sky. (*Milwaukee, Wisc.*)

A space, intended for occupancy within a building, extending vertically through the building and enclosed at the top. (*Concord, N.C.*)

■ **atrium house** An attached dwelling unit that is designed to form a private yard through the use of building walls and fencing. (*Paramus, N.J.*)

■ **attention-getting device** (See also *sign definitions*) Any flag, streamer, spinner, pennant, costumed character, light, balloon, continuous string of pennants, flags, or fringe, or similar device or ornamentation used primarily for the purpose of attracting attention for promotion or advertising a business or commercial activity which is visible by the general public from any public right-of-way or public area. (*Sedona, Ariz.*)

■ **attic** An unfinished space immediately below the roof of a main building. (*St. Paul, Minn.*)

The area between roof framing and the ceiling of the rooms below that is not habitable, but may be reached by ladder and used for storage or mechanical equipment. Improvement to habitable status shall make it a story. (*New Castle County, Del.*)

For residential buildings, the space between the ceiling beams of the top story

and the roof-rafters, unless that space is accessible via a permanent stairway, and has a minimum of 100 square feet of area and a ceiling height of at least seven feet, six inches over 50 percent of that area. (*Glen Ellyn, Ill.*)

The space enclosed within the roof structure of a building. Spaces or rooms on the same floor as living areas are not included in the definition of attic. (*Woodside, Calif.*)

■ **auction** Any sale where tangible personal property is sold by an auctioneer who is either the agent for the owner of such property or is in fact the owner thereof. (*Golden, Colo.*)

■ **auction house** A structure or enclosure where goods or livestock are sold by auction. (*Yakima, Wash.*)

A building, area, or areas within a building used for the public sale of goods, wares, merchandise, or equipment to the highest bidder. This definition excludes therefrom an auction, the principal purpose of which is the sale of livestock or motor vehicles. (*Normal, Ill.*)

■ **auction yard** A place where vehicles, operable or inoperable, are offered for sale to persons who bid on the vehicles in competition with each other. (*Hot Springs, Ark.*)

■ **auditorium** (See also *assembly hall; meeting hall; stadium*) An open, partially enclosed, or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions, and other public gatherings. Typical uses include convention and exhibition halls, sports arenas, and amphitheaters. (*Blue Springs, Mo.*)

A building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, and other presentations. (*Fairbanks North Star Borough, Alaska*)

■ **automated teller machine (ATM)** An automated device that performs banking or financial functions at a location remote from the controlling financial institution. (*Hopkins, Minn.; Libertyville, Ill.*)

A mechanized consumer banking device operated by a financial institution for the



automated teller machine

convenience of its customers, whether outside or in an access-controlled facility. ATMs located within a building shall be considered accessory to the principal use unless the ATM is likely to be an independent traffic generator. (*Blue Spring, Mo.*)

A facility to provide banking and other electronic services that is operated by the customer. (*Nashville and Davidson County, Tenn.*)

A pedestrian-oriented machine used by bank and financial service patrons for conducting transactions including deposits, withdrawals, and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with these regulations. ATMs for use by patrons in vehicles are included under the definition of a drive-in and drive-through services. (*Rancho Mirage, Calif.*)

■ **automobile** (See also *motor vehicle*) Every vehicle, except motorcycles, designed for carrying 10 passengers or less and used for the transportation of persons. (*El Paso, Tex.*)

■ **automobile-accommodating development** (See also *pedestrian-oriented development*) Development designed with an emphasis on customers who use autos to travel to the site, rather than those with an emphasis on pedestrian customers. This type of development usually has more than the minimum required number of parking spaces. The main entrance is oriented to the parking area. In many cases, the building will have parking between the street and the building. Other typical characteristics are blank walls



automobile dealership

along much of the facade, more than one driveway, and a low percentage of the site covered by buildings. (*Portland, Ore.*)

A use of a retail area that depends on exposure to continuous auto traffic. (*California Planning Roundtable*)

■ **automobile body shop** (See also **automobile repair services establishment**) A facility which provides collision repair services, including body frame straightening, replacement of damaged parts, and painting. (*Mishawaka, Ind.*)

Activities involving the repair, painting, or undercoating of the body or frame of vehicles with a gross vehicle weight of 10,000 pounds or less. Body and frame repair does not include mechanical engine or power train repair. (*Ramsay, Mich.*)

■ **automobile, compact** (See also **motor vehicle, small**) Any vehicle less than six feet wide and 15 feet long. (*Fayetteville, Ark.*)

Any vehicle which does not exceed 15 feet in length (measured from bumper to bumper) and five feet, nine inches in width. (*Loveland, Colo.*)

■ **automobile convenience mart** (See **gas station minimart**)

■ **automobile court** (See also **motel**) A building or group of buildings attached, detached or semidetached, providing guest accommodations for transients, in which there is exterior access independently to each individual room, unit, or suite, and on which automobile storage space is provided at each unit (e.g., motel, motor lodge, motor hotel). (*Las Vegas, Nev.*)

■ **automobile dealership** A retail business primarily housed in a structure and characterized by a mixture of related uses upon a commercial site; however, the principal use of the site shall be the marketing of new or used automobiles, whether by sale, rent, lease, or other commercial or financial means. Secondary supporting uses may also exist upon the same site, such as maintenance, repair and service areas, parts storage areas, and financial service areas. (*Nags Head, N.C.*)

Any business establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, or motorcycles or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. (*Santa Monica, Calif.*)

■ **automobile dealership, new** The use of any building, land area, or other premises or portion thereof, for the display, sale, or lease of new automobiles, panel trucks or vans, trailers, or recreational vehicles and including any war-

ranty repair work and other repair service conducted as an accessory use. (*Southaven, Miss.*)

■ **automobile dealership, used** The use of land for the display or sale of used automobiles, panel trucks or vans, trailers, or recreational vehicles. (*Southaven, Miss.*)

■ **automobile detailing shop** A facility which provides automobile-related services such as applying paint protectors, interior and exterior cleaning and polishing as well as installation of after market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. However, engine degreasing or similar automobile cleaning services shall not be included under this definition. (*Mishawaka, Ind.*)

■ **automobile graveyard** (See **automobile wrecking yard**)

■ **automobile impound facility** A facility that provides temporary outdoor storage for Class I vehicles that are to be claimed by titleholders or their agents. No vehicle shall be stored at said facility for more than 45 days and must remain mechanically operable and licensed at all times. (*Peoria, Ill.*)

A parcel of land or a building that is used for the storage of wrecked motor vehicles usually awaiting insurance adjustment or transport to a repair shop and where motor vehicles are kept for a period of time not exceeding 14 days. (*Las Vegas, Nev.*)

■ **automobile mall** A single location that provides sales space and centralized services for a number of automobile dealers and that may include such related services as auto insurance dealers and credit institutions that provide financing opportunities. (*California Planning Roundtable*)



automobile mall

■ **automobile parts/supply retail establishment** The use of any land area for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles. (Plano, Tex.)

Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation. . . . Does not include tire recapping establishments. . . . or businesses dealing exclusively in used parts. . . . (Truckee, Calif.)

vice and sales, or installation of CB radios, car alarms, stereo equipment, or cellular telephones. (Santa Monica, Calif.)

The use of a site for the repair of automobiles, noncommercial trucks, motorcycles, motorhomes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities,

■ **automobile repair services, major** (See also *motor vehicle repair and services establishment, major*) General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding, and major painting service. (Eagan, Minn.)

General repair, rebuilding, or reconditioning of engines, motor vehicles, trailers, including body work, frame work, welding, and major painting service. (Hopkins, Minn.)

General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, collision service, including body, frame, or fender straightening or repair, overall painting or paint job, vehicle steam cleaning. (Robbinsdale, Minn.)

An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building. (North Liberty, Iowa)

■ **automobile repair services, minor** (See also *motor vehicle repair and services establishment, minor*) The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstery service. Above stated is applied to passenger automobiles and trucks not in excess of 7,000 pounds gross weight. (Eagan, Minn.)



automobile parts /supply retail establishment

Stores selling new automobile parts, tires, and accessories. Does not include tire recapping establishments. (Rancho Mirage, Calif.)

■ **automobile rental/leasing establishment** Leasing or renting of automobiles, motorcycles, and light load vehicles. (Plano, Tex.)

Rental of automobiles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies and taxicab dispatch areas. (Blacksburg, Va.)

■ **automobile repair services establishment** (See also *automobile body shop; motor vehicle, general repair and service establishment*) Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire ser-

but excludes dismantling or salvage. (Austin, Tex.)

A facility for the general repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, or providing collision services, including body, frame, or fender repair, and overall painting. (Santa Rosa, Calif.)



automobile repair services establishment

The replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine, transmission, or differential; incidental body and fender work; [and] minor painting and upholstering service when said service above stated is applied to passenger automobiles, motorcycles, snowmobiles, small engines, and trucks not exceeding 9,000 pounds rated capacity. (Hopkins, Minn.)

Minor repairs, incidental body and fender work, painting and upholstering replacement of parts and motor services to passenger automobiles and trucks not exceeding three-quarter-ton capacity. . . (Robbinsdale, Minn.)

An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided it is conducted within a completely enclosed building. (North Liberty, Iowa)

■ **automobile sales** Storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicles sales includes motor vehicle retail or wholesale sales. (Cecil County, Md.)

The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a zoning lot, and any warranty repair work and other repair service conducted as an accessory use. (Schaumburg, Ill.)

■ **automobile sales lot** Premises on which new or used passenger automobiles, trailers, mobile homes, or trucks in operating condition are displayed in the open for sale or trade. (Belmont, Calif.)

Any such lot where vehicles are sold. Vehicles on these lots must be able to pass state vehicle inspection requirements. (Pine Bluff, Ark.)

■ **automobile service station** (See also *gas station; oil change facility*) That portion



automobile repair services establishment

of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Accessory activities may include automotive repair and maintenance, car wash service, and food sales. (North Liberty, Iowa)

An establishment where gasoline and other petroleum products are sold as the principal use of the property. Light maintenance activities such as engine tune-ups, lubrication, and minor repairs may also be provided if incidental to such principal use. Service stations do not include premises where retail sales space exceeds 25 percent of the total building area or 500 square feet of gross floor area, whichever is less. Service stations do not include premises where heavy automobile maintenance activities, such as engine overhauls, automobile painting, and body work, are conducted. (Richfield, Minn.)

Any commercial building or structure, premises or other place used to supply motor fuels (including alternative fuels such as natural gas or hydrogen), lubricants, tires, batteries, and other small accessories to motor vehicles, and where repair work is not done. Automobile maintenance is permitted in conjunction with a service station. (Clark County, Nev.)

Any building, structure or land used primarily for the dispersal, sale, or offering for sale of automotive fuels, oils

and replacement or installation of minor parts and accessories, but not including major repair work, such as motor replacement or rebuilding, body and fender repair, or painting. (Danville, N.Y.)

Any place where motor vehicle fuel is sold and dispensed as either a principal or incidental activity or where car washing services are sold. Where the sale and dispensing of vehicle fuel is the principal activity, accessory activities may include the retail sale of lubricants, tires, batteries, motor vehicle accessories and supplies, including minor installation services or repairs customarily incidental thereto. (Santa Rosa, Calif.)

■ **automobile services establishment apron** A hard surface work area in front of an automotive service station or automotive repair facility, which extends one vehicle length from the interior service bay, or an area equivalent to the total area of the interior service bays, immediately adjacent to the front of the establishment. (Sedona, Ariz.)

■ **automobile wrecking yard** (See also *wrecking yard*) The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts. (Santa Rosa, Calif.)

The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts. The

presence on any lot or parcel of land of two or more motor vehicles, which for a period exceeding 30 days have not been capable of operating under their own power and from which parts have been or are to be removed for reuse or sale, shall constitute prima-facie evidence of an automobile wrecking yard. (*Vista, Calif.*)

Any lot or place that is exposed to the weather and upon which more than five motor vehicles of any kind incapable of being operated and not currently licensed are placed, located, or found. (*Thurston County, Wash.*)

■ **auxiliary massage establishment** (See also **massage establishment**) Any building or tenant space in which any person, firm, association, or corporation, or any person employed by such person, firm, association, or corporation, engages, or is permitted to engage in the practice of massage as an accessory use customary and clearly incidental to a principal business and use, including but not limited to services offered by a hotel, health club or spa, or beauty salon. (*Gurnee, Ill.*)

■ **aviary** A place for keeping birds confined for the purpose of raising, exhibiting, or selling. (*Faquier County, Va.*)

Any place where more than 25 domestic birds are kept outside a dwelling; or any commercial aviculture. (*Moorpark, Calif.*)

An enclosure specially constructed to hold live birds in confinement. (*Ormond Beach, Fla.*)

■ **awning** (See also **marquee**) A temporary hood or cover that projects from the wall of a building and that may include a type which can be retracted, folded, or collapsed against the face of a supporting building. (*Asheville, N.C.*)

A roof-like cover, often of fabric, metal, or glass, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like. (*Bloomington, Minn.*)



awning

Any rooflike structure made of cloth, metal, or other material attached to a building and erected over a window, doorway, etc. which can be raised or retracted to a position against the building. (*Wood River, Ill.*)

A shelter supported entirely from the exterior wall of a building. (*North Liberty, Iowa*)

A temporary or permanent non-loadbearing projection from a building designed to provide shade or protection from elements, having a pitched surface which may not be used for any other purpose. (*Dewey Beach, Del.*)

A rooflike structure of fabric stretched over a rigid frame projecting from the elevation of a building designed to provide continuous overhead weather protection. (*Beaverton, Ore.*)

■ **awning, fixed** An awning constructed with a rigid frame that cannot be retracted, folded, or collapsed. (*Columbus, Ohio*)

■ **awning, illuminated** A fixed awning covered with a translucent membrane that is, in whole or part, illuminated by light passing through the membrane from within the structure; also known as an "electric awning." (*Columbus, Ohio*)

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b

■ **baby sitter** A person who goes to the home of a childcare giver during the temporary absences of the parent or legal guardian or custodian. (*Beaverton, Ore.*)

■ **babysitting** (See also *child care; incidental remunerative activities*) The act of providing care and supervision for fewer than four children. This definition does not apply when the baby sitter is related to the child, or when more than four children in one household are related. (*Brookfield, Wisc.; Waukesha, Wisc.*)

■ **backfill** (See also *borrow; fill*) Materials used to refill a ditch or other excavation, or the process of doing so. (*McHenry County, Ill.*)

■ **bakery, retail** An establishment primarily engaged in the retail sale of baked products for consumption off site. The products may be prepared either on or off site. Such use may include incidental food service. A bakery shall be considered a general retail use. (*Santa Monica, Calif.*)

A place for preparing, cooking, baking, and selling of products on the premises. (*Plano, Tex.*)

■ **bakery, wholesale** A bakery in which there is permitted the production and/or wholesaling of baked goods, but where over-the-counter or other retail dispensing of baked goods shall be prohibited. (*Aspen, Colo.*)

A place for preparing, cooking, baking, and selling of products intended for off-premise distribution. (*Plano, Tex.*)

■ **balcony** A platform that projects from the wall of a building and is surrounded by a railing or balustrade. (*Park City, Utah*)

A platform enclosed by a railing or parapet projecting from the wall of a building for the private use of tenants or for exterior access to the above-grade living units. When a balcony is roofed and enclosed, it is considered part of the room it serves. (*Imperial Beach, Calif.*)



balcony

A projecting platform that is open and roofless and which is suspended or cantilevered from, or supported solely by, the principal structure. (*Glen Ellyn, Ill.*)

A horizontal flat surface that projects from the wall of a building, is enclosed by a parapet or railing, and is entirely supported by the building. (*Robbinsdale, Minn.*)



bank

A platform that projects from the wall of a building and is enclosed by a parapet or railing, which is large enough to be used for leisure time activities, excluding jump balconies, used for fire exit purposes. (*Stevens Point, Wisc.*)

An exterior floor system projecting from a structure and supported by that structure, with no additional independent supports. (*Concord, N.C.*)

■ **bank** (See also *accessory banking; automated teller machine (ATM); financial institution*) A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds. (*Redmond, Wash.*)

A financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities. (*Palm Beach Gardens, Fla.*)

■ **bank, branch** (See *accessory banking*)

■ **bank, drive-through** (See also *drive-through establishment*) Drive-in banking facility: a facility including provisions for the conduct of banking services directly to the occupants of motor vehicles. (b) Drive-in restaurant. A food service establishment which includes facilities designed for serving of food directly to the occupants of motor vehicles. (*Rock Hall, Md.*)

■ **banner** (See *sign, banner*)

■ **banquet hall** A facility or hall available for lease by private parties. (*Miami, Fla.*)

An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations. Such a use may or may not include: 1) kitchen

facilities for the preparation or *catering* of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) *outdoor* gardens or reception facilities. (*Clark County, Nev.*)

A meeting facility which may also include on-site kitchen/catering facilities. The banquet/reception hall's primary purpose is a location for activities such as weddings and other such gatherings by appointment. In some cases, a bed and breakfast and/or a restaurant may be associated with a reception hall. (*Issaquah, Wash.*)

■ **bar** (See also *tavern*) An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages. (*Blue Springs, Mo.*)

An establishment or part of an establishment used primarily for the sale or dispensing of liquor by the drink. (*Camden, Maine*)

Any place devoted primarily to the selling, serving, or dispensing and drinking of malt, vinous, or other alcoholic beverages, or any place where any sign is exhibited or displayed indicating that alcoholic beverages are obtainable within or thereon, and where such beverages are consumed on the premises. (*West Des Moines, Iowa*)

A commercial enterprise whose primary activity is the sale of alcoholic beverages to be consumed on the premises. Bars include taverns, night clubs, private clubs, bottle clubs, and similar facilities serving alcoholic liquor. (*Dewey Beach, Del.*)

A commercial establishment open to the general public which sells and serves intoxicating beverages for consumption on the premises. (*Lancaster, Ohio*)

■ **bar, service** An area without patron seating used for the preparation of alcoholic beverages to be carried to patrons by serving staff. (*Dewey Beach, Del.*)

■ **barber shop** Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers. (*Norfolk, Va.*)

A fixed place of business wherein barbering is practiced. (*Oak Park, Ill.*)

A fixed establishment or place where one or more persons engage in the practice of barbering. (*State of Colorado*)

■ **barber shop work station** That area to which a barber, stylist, beauty salon stylist, or other regular employee is assigned to serve customers. (*Beverly Hills, Calif.*)

■ **barn** (See also *agricultural building*) A large accessory building used exclusively for the storage of grain, hay, and other farm products, or the sheltering of livestock or farm equipment. (*German-town, Tenn.*)

An accessory structure upon a lot customarily used for the housing of livestock or for the storage of crops or machinery used in bona fide agricultural activities. (*Trenton Township, Ohio*)

A building used for the housing and care of horses or other permitted livestock, and for the storage of feed, hay, other crops, and farm or equine equipment, and permitted uses accessory to those listed herein. (*Woodside, Calif.*)

■ **barn, pole** [Nonresidential structure where] wooden post and beam act as the main structural support for roof and walls. No concrete/masonry support under posts; walls and roof covered with metal skin. (*Vandais Heights, Minn.*)

A typically metal-clad structure most often utilizing wooden poles and trusses for support with unfinished, uninsulated interiors. Such structures are normally used for agricultural purposes, for construction trade storage, or for general storage and not intended for human inhabitation. (*Duquoin, Ill.*)

■ **barnyard** (See also *corral*; *stockyard*) A fenced area adjoining a barn used primarily for the keeping of animals. (*Unalaska, Alaska*)

■ **base density** (See *density, base*)

■ **base flood** (See also *flood, 100-year*) The flood having a 1 percent chance of being equaled or exceeded in any given year. The base flood is also known as the 100-year flood. (*Dewey Beach, Del.*; *Glen*

Ellyn, Ill.; *Kauai County, Hawaii*; *Richland, Wash.*; *Stevens Point, Wisc.*)

■ **base flood area** The land area subject to inundation by waters of the base flood. (*Glen Ellyn, Ill.*)

■ **base flood elevation** (See also *flood definitions*) That elevation, expressed in feet above mean sea level, to which flooding can be expected to occur on a frequency of once in every 100 years, or which is subject to a 1 percent or greater chance of flooding in any given year. (*Yakima County, Wash.*)

The highest water surface elevation of the base flood. (*Glen Ellyn, Ill.*)

An elevation equal to that which reflects the height of the base flood. (*Stevens Point, Wisc.*)

The surface elevation of the base flood through a drainageway or floodplain. Where super-critical flow exists, the critical depth shall be considered the depth of flow for the drainageway or floodplain. (*Sedona, Ariz.*)

■ **base map** A map showing the important natural and man-made features of an area. Such maps are used to establish consistency when maps are used for various purposes (e.g., reproductions of the same base map could be used to show natural resource limitations, public facilities, and land use as the basis for the official zoning map). (*American Planning Association*)

■ **base zoning district** (See also *zoning district*) The underlying zoning district. (*Pittsburgh, Pa.*)

The classification of all land within [the jurisdiction], in accordance with the zoning map of [the jurisdiction]. (*Willistown Township, Pa.*)

A portion of the city within which only certain land uses and structures are permitted and certain standards are established for development of land. (*San Juan Capistrano, Calif.*)

A standard zoning district classification which is combined with an overlay district for purposes of development regulation specificity. The base (underlying) district regulations shall apply unless ex-

pressly superseded by overlay district provisions. (*Concord, N.C.*)

■ **basement** (See also *cellar; crawl space*) That portion of a building below the first or ground-floor level and having less than four feet of clearance from its ceiling to the average finished grade of the building perimeter. A basement shall not be considered a story for the purposes of determining building height, except when it is used or suitable for habitation. (*Bloomington, Ind.*)

That portion of a building between floor and ceiling which is so located that one-half or more of the clear height from floor to ceiling is below grade. The basement shall not be used as a habitable room. (*Coral Gables, Fla.*)

That portion of a structure between the floor and ceiling which is wholly or partly below grade and having more than one-half of its height below grade. (*Rock Hall, Md.*)

That portion of a building all or partly underground but having at least one-half of its height, the distance between the ceiling and floor, below grade. (*Glen Ellyn, Ill.*)

That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. (*Beverly Hills, Calif.*)

■ **basement, raised** A semi-underground story serving to raise the principal floor level not more than five feet above the sidewalk. A raised basement shall not count against the story height limitations. (*Howard County, Md.*)

■ **basement, walk-out** That portion of a building located partly underground and having an exterior door, where the finished ground at that exterior door is lower than the finished floor. (*Glen Ellyn, Ill.*)

■ **batching plant** (See also *industry, heavy; manufacturing, heavy*) A plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing. (*National City, Calif.*)

Manufacturing facilities for the sorting, grading, and storage of aggregates as construction materials; includes concrete batch plants. (*Truckee, Calif.*)

An industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products. (*Steamboat, Colo.*)

■ **batching plant, temporary** A temporary facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project. (*Milwaukee, Wisc.*)

■ **bathhouse** (See also *health spa; sauna*) A use or business that provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the state. (*Blue Springs, Mo.*)



beach

■ **bathroom** A room containing at least the following fixtures: (1) sink; (2) toilet; and (3) tub or shower. (*Loveland, Colo.*)

A sink, a toilet, and a bathtub or shower. (*Moorpark, Calif.*)

A space containing a wash basin and water closet. It may include a bathtub or shower or both. (*Albuquerque, N.Mex.*)

■ **bathroom, full** A room or other enclosure containing a water closet, lavatory, bathtub, and shower. (*San Diego, Calif.*)

A space containing a wash basin and water closet. It may include a bathtub or shower or both. (*Albuquerque, N.Mex.*)

■ **bathroom, half** A room or other enclosure containing only a water closet and lavatory. (*San Diego, Calif.*)

■ **bathroom, three-quarter** A room or other enclosure containing a water closet, lavatory, and either a bathtub or shower. (*San Diego, Calif.*)

■ **bazaar** (See also *temporary outdoor sale*) A fair for sale of goods. (*Stevens Point, Wisc.*)

■ **beach** The land between the edge of the sea and the first line of terrestrial vegetation or development or the toe of an adjacent sensitive coastal bluff or seawall, whichever is most seaward. (*San Diego, Calif.*)

The soft sand portion of land lying seaward of a seawall or line of permanent vegetation and seaward of the mean high-water line. (*Fort Myers Beach, Fla.*)

■ **beach club** A membership establishment, not available for use by the general public, providing for recreational and social activities related to and in close proximity to the beach. (*Indian River County, Fla.*)

■ **beach house** A permanent structure that may contain a bathroom and other rooms, but not a kitchen or any sleeping rooms, and not used as a dwelling unit. (*Palm Beach, Fla.*)



beach house

■ **beacon** (See also *lighting* definitions; *searchlight*) A stationary or revolving light that flashes or projects illumination, single color or multicolored, in any manner that is intended to attract or divert attention; not including any kind of lighting device required or necessary under the safety regulations described by the Federal Aviation Agency or similar agencies. (*Clearwater, Fla.*)

A stationary or revolving light which flashes or projects illumination, single-color or multi-colored, in any manner which is intended to attract or divert attention; however, this term is not intended to include any kind of lighting device which is required or necessary under the safety regulations described by the Federal Aviation Agency or similar agencies. (*Cabot, Ark.; Russellville, Ark.*)

Any light with one or more beams, capable of being changed in direction or of being revolved automatically in whole or in part. (*Temple Terrace, Fla.*)

Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move. (*Concord, N.C.*)

Reflector type light fixture that is attached directly to a building and that is unshielded. (*Indian River County, Fla.*)

■ **beauty salon** Any commercial establishment, residence, vehicle, or other establishment, place, or event wherein cosmetology is offered or practiced on a regular basis for compensation; may in-

clude the training of apprentices under regulations of the board. (*Norfolk, Va.*)

A fixed establishment or place where one or more persons engage in the practice of cosmetology. (*State of Colorado*)

Any establishment where cosmetology services are provided including hair care, nail care, and skin care on a regular basis for compensation. (*Arlington Heights, Ill.*)

■ **beauty salon work station** That area to which a barber, stylist, beauty salon stylist, or other regular employee is assigned to serve customers. (*Beverly Hills, Calif.*)

■ **bed-and-breakfast (B&B)** Formerly a single-family dwelling in the four- to five-room range, this owner-occupied establishment has an equally mixed use as home and lodging with lodging superseding home more often than not. It is located in a legally zoned area and meets all the tax, fire, building, and health requirements for this size and use of property. This establishment advertises publicly and can legally post a sign. Like the homestay or host home, because of its size, these B&Bs usually cannot support a family unit, so the B&B is often one partner's job and the other has outside income. Often the property is purchased specifically to be a B&B, but many are converted family homes. Reservations may be made directly with the property. (*Professional Association of Innkeepers International*)

A transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals for compensation. (*Hemet, Calif.*)

Any place of lodging that provides eight or fewer rooms for rent for more than 10 nights in a 12-month period, is the

owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast. (*Bayfield County, Wisc.*)

A residence occupied by an owner-operator providing accommodations for compensation with no more than two guest rooms, each limited to no more than two transient adult guests and no more than two children 12 years and under. A bed and breakfast home shall be in operation no more than 30 nights in a 12-month period. Only breakfast may be served at a bed-and-breakfast home. Breakfast shall be served only to overnight guests of a bed-and-breakfast home. (*Charleston, Ill.*)

An owner-occupied residence which has a maximum of three guest units within a single-family dwelling, the owners of which serve breakfast to guests. (*Clarkdale, Ariz.*)

■ **bed-and-breakfast inn (B&B)** (See also *tourist home*) Generally small, owner-operated businesses providing the primary financial support of the owner. Usually the owner lives on premises. The building's primary usage is for business. Inns advertise, appropriate taxes, and post signs. Breakfast is the only meal served and only to overnight guests. The inn may host events such as weddings, small business meetings, etc. Room numbers range from four to 20 with a small, but increasing number up to 30. Reservations may be made directly with the property. (*Professional Association of Innkeepers International*)

A private residence that offers sleeping accommodations to lodgers in 14 or fewer rooms for rent, in the innkeeper's (owner or operator) principal residence while renting rooms to lodgers, and serves breakfasts at no extra cost to its lodgers. For the purpose of this definition, a lodger means a person who rents a room in a bed-and-breakfast establishment for fewer than 30 consecutive days. (*Cascade Charter Township, Mich.*)

A private, owner-occupied business with four to 20 guest rooms where overnight accommodations and a morning meal are provided to transients for compensation and where the bed-and-breakfast inn is

operated primarily as a business. (*Asheville, N.C.*)

An owner-occupied building at least 50 years old designed for and used as a single-family or two-family dwelling that provides four or fewer lodging rooms or accommodating no more than eight adults, in which meals are provided to overnight guests, and that is open to the traveling public for a stay not to exceed 20 days. (*Grand Forks, ND*)

A residence occupied by an owner-operator providing accommodation for compensation with no more than five guest rooms, each limited to no more than two transient [adult] guests and no more than two children aged 12 years and under. A bed-and-breakfast establishment shall be in operation no more than 90 nights in a 12-month period. Only breakfast may be served at a bed-and-breakfast establishment. Breakfast shall be served only to overnight guests of a bed-and-breakfast establishment. (*Charleston, Ill.*)

A residence or building which has six or more guest units which exhibits a character of use consistent with a motel or hotel and which may have a restaurant open to the general public as well as the guests. (*Clarkdale, Ariz.*)

■ **bedrock** In-place solid rock. (*Sedona, Ariz.; Yakima County, Wash.*)

Solid rock underlying surface materials. (*Boulder County, Colo.*)

■ **bedrock, exposed/shallow** Bedrock which is exposed or which has irregular patches of soil cover that may vary in depth or location over time. The maximum depth of the soil cover is three feet. Locations containing exposed/shallow bedrock shall be mapped if they have a minimum horizontal dimension of 40 feet or more. (*Scottsdale, Ariz.*)

■ **bedroom** (See also *room; sleeping room*)

Commentary: Some zoning codes define bedroom to include studies, dens, or family rooms. This is usually done when the code establishes the required number of off-street parking spaces based on the number of bedrooms in the dwelling unit. For example, suppose a community re-

quires 1.3 parking spaces per dwelling unit with one bedroom or less and 1.6 parking spaces for each dwelling that has more than one bedroom. The term must be defined broadly in order to prevent developers from subverting the requirement by claiming that a two-bedroom unit is only a one-bedroom unit with a den.

That portion of a dwelling unit designed to be suitable for sleeping purposes, which may contain closets, may have access to a bathroom, and meets Uniform Building Code requirements for light and ventilation. (*Aspen, Colo.*)

Any room used principally for sleeping purposes and does not contain separate kitchen and sanitary facilities. (*Mankato, Minn.*)

A room intended for sleeping. Any room designated on building plan submittals as



bench

a den, library, study, loft or other extra room will be considered to be a bedroom for the purpose of this ordinance. (*Dewey Beach, Del.*)

A dwelling room used or intended to be used by human beings for sleeping purposes. (*Trenton Township, Ohio*)

■ **beehive** (See also *apiary*) A structure designed to contain one colony of honeybees. (*Burien, Wash.*)

■ **beer garden, permanent** (See also *bar; outdoor service area*) A permanent establishment which includes any area out-of-doors and not completely contained within a building in which alcoholic beverages or food are served. (*Wood River, Ill.*)

■ **beer garden, temporary** A temporary beer garden operates for a period of time not more than seven consecutive days in conjunction with a single event or celebration. (*Wood River, Ill.*)

■ **below-grade** (See *grade definitions*)

■ **belt course** A projection of masonry or similar material around a building or part of a building, which is attached to the building. (*Moorpark, Calif.*)

■ **bench** (See also *street furniture*) A seat located upon public property along any public way for the accommodation of pedestrians. (*Oak Park, Ill.*)

A relatively level step excavated into earth material on which fill is to be placed. (*Snohomish County, Wash.*)

A level area that interrupts a slope, constructed for such purpose as to retain or limit rock falls, to provide working surfaces or access, and to control erosion. (*Los Angeles County, Calif.*)

■ **benchmark** A performance-monitoring standard that allows a local government to periodically measure the ex-

tent to which the goals and policies of a local comprehensive land are being achieved. (*Growing Smart Legislative Guidebook*)

Measurement of progress toward [a] vision of well-being in such terms as family stability, early childhood development, K–12 student achievement, air and water quality, housing affordability, crime, employment, and per capita income. (*Oregon Benchmarks*)

■ **benchmarking** A process to regularly collect, monitor, and analyze data on the achievement of the goals and policies of a local comprehensive plan. (*Growing Smart Legislative Guidebook*)

A public participation process that offers an integrated, comprehensive look at quality of life by defining community goals in terms of people, land, and economic assets. (*Noblesville, Ind.*)

■ **berm** (See also **buffer**; **screening**) An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other such purposes. (*Asheville, N.C.*)



berm

A man-made mound of earth in excess of two feet in vertical height used to shield or buffer properties from adjoining uses, highways, or noise, or to control the direction of surface water flow. (*Mequon, Wisc.*)

Man-made mound(s) of earth, 18 inches in height or higher used for decorative, screening, or buffering purposes. (*Lake Elsinore, Calif.*)

■ **berm, bank top** The point where the upward slope of the land from the water surface or the bottom of a dry excavation intersects with the existing ground elevation or crest of berm, whichever is of higher elevation. (*Indian River County, Fla.*)

■ **berth** A place or structure built along or at an angle from the shore of navigable water for the mooring of boats. (*Islip, N.Y.*)

A space within a loading facility, exclusive of driveways, aisles, maneuvering areas, ramps, columns, landscaping areas, office, and work areas, for the temporary parking of a commercial vehicle while loading or unloading goods or materials, and which abuts upon a street, alley, or other appropriate means of access. (*National City, Calif.*)

■ **best management practices** Any activities, prohibitions, practices, procedures, programs, or other measures designed to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States. Shall include but are not limited to those measures

land, water or waterways, and waterbodies. (*New Castle County, Del.*)

Conservation practices or systems of practices and management measures that: (a) control soil loss and reduce water-quality degradation caused by nutrients, animal waste, toxins, and sediment; (b) minimize adverse impacts to surface water and groundwater flow, circulation patterns, and to the chemical, physical, and biological characteristics of wetlands; and (c) includes allowing proper use and storage of fertilizers/pesticides. (*Renton, Wash.*)

Methods, measures, practices, schedules of activities, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. With regard to construction these may include structural devices or nonstructural practices that are designed to prevent pollutants from entering water or to direct the flow of water. Economic, institutional, and technical factors shall be considered in developing BMPs. (*Concord, N.C.*)

■ **bicycle** Every device propelled by human power upon which any person may ride, having two tandem wheels except scooters and similar devices. (*Waukegan, Ill.*)

Any foot-propelled vehicle, irrespective of the number of wheels in contact with the ground. (*Carmel, Ind.*)

Every device, other than a tricycle, designed solely for use as a play vehicle by a child, propelled solely by human power, upon which any person may ride, having either two tandem wheels or one wheel in the front and two wheels in the rear, any of which is more than 14 inches in diameter. (*Norton, Ohio*)

A vehicle designed to operate on the ground on wheels, propelled solely by human power, upon which any person or persons may ride, and with every wheel more than 14 inches in diameter or two tandem wheels either of which is more

specified in the [state authority] stormwater best management practice handbooks for municipal, industrial/commercial, and construction activity and those measures identified by the city engineer. (*Hemet, Calif.*)

That combination of conservation measures, structures, or management practices that reduces or avoids adverse impacts of development on adjoining site's

than 14 inches in diameter or having three wheels in contact with the ground, any of which is more than 14 inches in diameter. (*Deschutes County, Ore.*)

■ **bicycle facilities** A general term denoting improvements and provisions to accommodate or encourage bicycling, including parking facilities, maps, all bikeways, and shared roadways not specifically designated for bicycle use. (*Deschutes County, Ore.; Indian River County, Fla.*)



bicycle facilities

Improvements and provisions which accommodate or encourage bicycling, including parking facilities, maps, signs, bike lanes, multi-use paths, and shared roadways designated for bicycle use. (*Beaverton, Ore.*)



big-box retail establishment

■ **bicycle facilities, commuter** Shower(s) and changing room(s) provided in commercial and public buildings employing at least 25 people. Such facilities may be part of regular bathroom facilities. (*Deschutes County, Ore.*)

■ **bicycle, motorized** Any vehicle having either two tandem wheels or one wheel in the front and two wheels in the

rear, that is capable of being pedaled and is equipped with a helper motor of not more than 50 cubic centimeters piston displacement which produces no more than one brake horsepower and is capable of propelling the vehicle at a speed of no greater than 20 miles per hour on a level surface. (*Norton, Ohio*)

■ **big-box retail establishment** (See also *bulk merchandise; formula business; retail sales establishment; shopping center definitions; warehouse, retail*) A singular retail or wholesale user who occupies no less than 75,000 square feet of gross floor area, typically requires high parking to building area ratios, and has a regional sales market. Regional retail/wholesale sales can include but are not limited to membership warehouse clubs that emphasize bulk sales, discount stores, and department stores. (*Redmond, Wash.*)

A large-scale (minimum of roughly 100,000 square feet) self-service retail store selling food, drugs, household merchandise, clothing, and a variety of other retail goods. The store may, in some cases, include limited medical services, such as a dentist's office. (*Peoria, Ill.*)

A retail structure or group of structures [having] a total in excess of 25,000 square feet of gross floor area. (*Concord, N.C.*)

■ **bike connection** A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for bicycle use. Bicycle connections include but are not limited to

accessways, bike paths, multi-use paths, and pedestrian bridges. (*Beaverton, Ore.*)

■ **bike lane** (See also *shared roadway*) A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles. (*Temecula, Calif.*)

Those bikeways on existing street rights-of-way where a portion of the roadway is set aside for exclusive bicycle use and designated by signs placed on vertical posts or stencilled on the pavement and by a painted line marking the bicycle land on the pavement. Through travel by motor vehicles or pedestrians is prohibited. Vehicular parking may or may not be allowed or it may be restricted to certain hours of each day. Cross-flows by motor vehicles and pedestrians when necessary to gain access to and from a public street or alley or a private driveway or other entranceway are permitted. (*Raleigh, N.C.*)

Those bikeways on existing street rights-of-way where bicycles share the roadway with motor vehicles. Bicycle routes are designated by signs placed on vertical posts or stencilled on the pavement. Parking may or may not be allowed or it may be restricted to only certain hours of each day. (*Raleigh, N.C.*)

A designated area within a street roadway reserved for bicycle travel and separated from the rest of the roadway by painted lines or other pavement markings. (*San Juan Capistrano, Calif.*)

The area within the street right-of-way designated specifically for use by bicyclists. The same area may also be referred to as a bike lane. Bicycle lanes are striped and accommodate only one-way travel. (*Beaverton, Ore.*)

■ **bike path** An off-street bikeway. (*Colts Neck, N.J.*)

A paved route not on a street or roadway, and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping. (*California Planning Roundtable*)

Those bikeways on existing street rights-of-way or on a completely separated right-of-way or easement or upon and



bike path

across parks, schools, or other publicly owned lands where a path is designated for the exclusive or semi-exclusive use of bicycles. Use by pedestrians may or may not be permitted. The parking of any through traffic by motor vehicles is prohibited. Cross-flows by motor vehicles and pedestrians, when necessary to gain access to and from a public street or alley or a private driveway or other entranceway, are permitted. (*Raleigh, N.C.*)

Any road, street, path or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether the facility is designed for the exclusive use of bicycles or is to be shared with other transportation modes. (*Gainesville, Fla.*)

A right-of-way reserved exclusively for bicycle travel and separated from public or private travelways. (*San Juan Capistrano, Calif.*)

■ **bike route** A facility shared with motorists and identified only by signs; a bicycle route has no pavement markings or lane stripes. (*Temecula, Calif.*)

A bicycle pathway within a street roadway identified only by bikeway signs without any special pavement markings. (*San Juan Capistrano, Calif.*)

A segment of a bikeway system designated with appropriate directional and information markers by the jurisdiction having authority. (*Deschutes County, Ore.*)

■ **bikeway** All thoroughfares that explicitly provide for bicycle travel including facilities existing within street and highway rights-of-way and facilities

along separate and independent corridors. (*Raleigh, N.C.*)

A bicycle pathway: either a bike lane, bike trail, or bike route. (*San Juan Capistrano, Calif.*)

Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facility is designated for the exclusive use of bicycles or is shared with other transportation modes. (*Deschutes County, Ore.*)

Any path or roadway facility that is intended for and suitable for bicycle use. (*Beaverton, Ore.*)

■ **billboard** (See *sign, billboard*)

■ **billiard hall** (See *pool hall*)

■ **bingo hall** A facility used primarily for the conduct of bingo games, open to the public and not in a subsidiary nature to another use. (*Virginia Beach, Va.*)

■ **biodiversity** Diverse use of living landscape material so that on parcels of zero to one acre there is no more than 40 percent of any one species of living landscape materials, excluding turf grass and ground cover, used over the entire property. On parcels greater than one acre but less than five acres, no more than 25 percent of any one species of living landscape material, excluding turf grass and ground cover, is used over the entire property. On parcels greater than or equal to five acres, no more than 10 percent of any one species of living landscape material, excluding turf grass and groundcover, is used

over the entire property. (*Lexington, South Carolina*)

The variety of life and its processes which includes the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur. (*United States Fish and Wildlife Service*)

Includes genetic diversity within species, species diversity within a community, and diversity in a full range of biological communities. An area is considered biologically diverse when it includes rich and stable populations of native species that are naturally distributed across the landscape. (*Monterey County, Calif.*)

■ **biomass** Plant material, used for the production of such things as fuel alcohol and nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling, or from agricultural production or processing. (*California Planning Roundtable*)

■ **biotic community** (See also *wildlife habitat*) A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat. (*California Planning Roundtable*)

■ **birthing center** (See also *health care facility*) A facility offering low-risk, generally healthy pregnant females the option of experiencing childbirth in a non-hospital setting on an outpatient basis. Generally these individuals will be discharged to home after a short observance during the post-partum period not to exceed 24 hours after delivery. The facility shall comply with all statutory and administrative regulations that may be enacted from time to time and shall include a collaborative agreement with a physician specializing in obstetrical care or a physician licensed to practice medicine in all branches. Advanced practice nurses, including certified nurse midwives as defined and mandated by [state law], may participate in the childbirth process provided all statutory and administrative regulations are complied with and met. (*Normal, Ill.*)



blight

■ **blight** Unsightly condition including the accumulation of debris, litter, rubbish, or rubble; fences characterized by holes, breaks, rot, crumbling, cracking, peeling, or rusting; landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or damaged; and any other similar conditions of disrepair and deterioration regardless of the condition of other properties in the neighborhood. (*Lincoln, Nebr.*)

■ **blighted area** An area which: (a) has been proposed for HUD funding; (b) has met rehabilitation area criteria, including: (1) containing principally low and moderate income households; and (2) containing a housing mixture (single family/multi-family) similar to the rehabilitation program; and (c) has at least 20% of its total units which do not meet HUD minimum Property Standards as determined from U.S. Census or other data services or the area has been determined by the city to be blighted [local law]. (*Los Angeles, California*)

An area within a municipal corporation, which area by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or the existence of conditions which endanger life or property by fire and other

causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipal corporation, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use. (*State of Ohio*)

■ **blighted area, arrested** Any area which by reason of the existence of physical conditions including, but not by way of limitation, the existence of unsuitable soil conditions, the existence of dumping or other insanitary or unsafe conditions, the existence of ledge or rock, the necessity of unduly expensive excavation, fill or grading, or the necessity of undertaking unduly expensive means for the drainage of the area or for the prevention of flooding thereof or for making the same appropriate for sound development, or by reason of obsolete, inappropriate or otherwise faulty flatting or subdivision, deterioration of site improvements, inadequacy of utilities, diversity of ownership of plots, or tax delinquencies, or by reason of any combination of any of the foregoing conditions, is unduly costly to develop soundly through the ordinary operations of private enterprise and impairs the sound growth of the community. (*State of Rhode Island*)

■ **blighted area, deteriorated** Any area in which there exist buildings or improvements, either used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence,

(2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or insanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics, are conducive to the further deterioration and decline of such area to the point where it may become a slum blighted area as defined in paragraph (3) of this section, and are detrimental to the public health, safety, morals and welfare of the inhabitants of the community and the state generally. A deteriorated blighted area need not be restricted to, or consist entirely of, lands, buildings or improvement which of themselves are detrimental or inimical to the public health, safety, morals or welfare, but may consist of an area in which such conditions exist and injuriously affect the entire area. (*State of Rhode Island*)

■ **blighted area, slum** Any area in which there is a predominance of buildings or improvements, either used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or insanitary or unsafe character or condition of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character or shifting of uses to which they are put, or any combination of such factors and characteristics, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, injuriously affect the entire area and constitute a menace to the public health, safety, morals and welfare of the inhabitants of the community and of the state generally. A slum blighted area need not be restricted to, or consist entire of, land, building, or improvements which of themselves are detrimental or inimical to the public

health, safety, morals or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. (*State of Rhode Island*)

■ **block** An area of land bounded by a street, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, exterior boundaries of a subdivision, shorelines of waterways, or corporate boundaries. (*Ames, Iowa*)

An area of land entirely bounded by streets. (*Blue Springs, Mo.*)

The property abutting one side of a street and lying between the two nearest intersecting streets (crossing or terminating), or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river, or live stream, or between any of the foregoing and any other physical barrier to the continuity of development, or corporate boundary line of the municipality. (*St. Paul, Minn.*)

A block consists of two facing block fronts bounded on two sides by alleys or rear property lines and on two sides by the centerline of platted streets, with no other intersecting streets intervening. Where blocks are unusually long or short, or of unusual shape, block length shall be determined by address ranges. (*Renton, Wash.*)

A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development. (*Nashville and Davidson County, Tenn.*)

Land surrounded on all sides by streets or other transportation or utility rights-of-way, or by physical barriers such as bodies of water or public open spaces. (*Milwaukee, Wisc.*)

■ **block, business** Frontage in any commercial or industrial district on one side of a street between the two nearest intersecting streets (or between an intersecting street and railroad right-of-way or unsubdivided acreage) 50 percent or more of which is in use for business or industrial purposes. (*Santa Clara County, Calif.*)

■ **block grant** (See also *Community Development Block Grant; target area*) A

grant which can be used to fund a wide range of community improvement projects or programs. It is a multipurpose grant and is not to be used for a single specific purpose. (*Handbook for Planning Commissioners in Missouri*)

■ **block length** That distance as measured along rear property lines between intersecting streets. (*Kern County, Calif.*)

■ **blockface** The properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse, or city boundary. (*Huntington Beach, Calif.*)

The portion of a block that abuts a street. (*Houston, Tex.*)

That portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting streets. (*Traverse City, Mich.*)

That portion of a block adjacent and parallel to the abutting public street and normally extending from one intersecting street to another. A corner lot shall be part of the blockface parallel to the lot's front lot line. (*Milwaukee, Wisc.*)

■ **blockfront** A blockfront is the frontage of property along one side of a street bound on three sides by the centerline of platted streets and on the fourth side by an alley or rear property lines. (*Renton, Wash.*)

All of the property on one side of the street between two intersecting streets or between an intersecting street and the dead end of a street. (*Hot Springs, Ark.*)

That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets or nearest [between the] intersecting or intercepting streets and railroad right-of-way, waterway, or subdivided acreage. (*Richland, Wash.*)

The distance between intersections along one side of a street. (*Jordan, Minn.*)

■ **bluff** (See also *hillside; ridge*) A steep headland, promontory, riverbank, or cliff. (*Asheville, N.C.*)

An escarpment or steep face of rock, decomposed rock, sediment, or soil resulting from erosion, faulting, folding, or excavation of the land mass that has a vertical relief of 10 feet or more and is in the coastal zone. (*San Diego, Calif.*)

An abrupt vertical change in topography of more than 10 feet with an average slope steeper than two feet of rise for one foot of horizontal travel. (*Huntsville, Ala.*)

■ **board of supervisors** A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations, and establishing county policy. The board adopts the general plan, zoning, and subdivision regulations. (*Sierra, Calif., Business Council*)

■ **boarder** (See also *guest; roomer; tenant*) A person who occupies a bedroom or room as a lodging unit within a dwelling unit, boardinghouse, rooming house, or lodging house on a long-term residential basis for a consideration and where meals may be provided by the owner or operator. (*Maui County, Hawaii*)

A person who is given food and lodging by someone in exchange for a fee. (*Mora, Minn.*)

A person who regularly receives lodging with or without meals at another's home for pay or services. (*Menasha, Wisc.*)

■ **boarding house** (See also *lodging house; rooming house*) A single-family dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests. (*Champaign, Ill.*)

An establishment with lodging for five or more persons where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu. (*Venice, Fla.*)

A building, other than a hotel or motel, where lodging or rooms, or both, are provided for compensation, whether directly or indirectly. (*Santa Rosa, Calif.*)

A building other than a motel or hotel where, for compensation and by prearrangement for definite periods, meals or lodging are provided for three or more persons, but not to exceed eight persons. (*Mora, Minn.*)

■ **boarding unit** (See also *habitable room*)

Any room or group of rooms forming a habitable unit used or intended to be used for living or sleeping but not used for cooking or eating purposes. (*Menasha, Wisc.*)

■ **boat** (See also *watercraft*) Any vehicle designed for travel on water, not exceeding 35 feet in body length and eight feet in width. (*Gainesville, Fla.*)

A vehicle for traveling in or on water, not exceeding 30 feet in body length, eight

A vehicle designed for operation as a watercraft propelled by oars, sails, or one or more internal combustion engine(s). A boat shall not be considered as a recreational vehicle even though it has facilities for temporary living quarters. (*Indian River County, Fla.*)

Small vessel propelled by oars or paddles or by sail or power. (*Temple Terrace, Fla.*)

■ **boat dock, individual** (See also *dock*) A personal-use boating structure that is built over or floats upon the water of a lake, river, or stream, and that serves one property owner for mooring boats or as a landing place for marine transport, and that has a surface area of 160 square feet or less. (*Deschutes County, Ore.*)

■ **boat parts or accessories sales** A marine retail sales and service use in which goods are rented or sold primarily for use on boats and ships but excluding uses in which fuel for boats and ships is the primary item sold. Examples of goods sold include navigational instruments, marine hardware and paints, nautical publications, nautical clothing such as foul-weather gear, marine engines, and boats less than 16 feet in length. (*Seattle, Wash.*)

■ **boat repair facility** (See also *marine service station*) A facility (which could include a boat repair garage, boat storage yard) where boats are repaired and stored until repairs are completed. (*Valdez, Alaska*)



boat launch/ramp

feet in width, or 11 feet in overall height. Height includes the trailer, if the boat is mounted on a trailer. (*Albuquerque, N.Mex.*)



boat sales establishment

■ **boat launch/ramp** Facility to launch and retrieve recreational boats from a trailer. Some are limited to hand launching of canoes. Most ramps have breakwater protection from large waves, parking lots, a courtesy dock to assist in launching, toilets, refuse containers, lighting, and telephones. (*Green Bay, Wisc.*)

■ **boat livery** (See also *marina; water-dependent use*) A commercial establishment providing boat hauling or launching facilities, rental of covered or uncovered boat slips or dock space or enclosed dry storage space, rental or sale of boats and boat motors, repair and maintenance of boats and boat motors, sale of marine fuel and lubricants, and as accessory service uses, on-shore restaurants, hotels, or motels, and sale of bait and fishing equipment. The term "boat livery" includes marinas but shall not be deemed to include boat yards. (*Indian River County, Fla.*)

■ **boat sales/rental** A marine retail sales and service use in which boats 16 feet or more in length are rented or sold. The sale or rental of smaller boats shall be defined as a major durables sales and service use. (*Seattle, Wash.*)

■ **boat slip** A space designed for the mooring of a single watercraft. Such spaces may extend from a dock or shoreline but shall not be allowed to project from a pier. (*Indian River County, Fla.*)

An area of bank or shore where soil or other material is excavated to a level at or below the level of the waters of an adjacent lake, river, or stream, to allow the mooring or landing of marine transport within the excavated area. (*Deschutes County, Ore.*)

That area of the waterway contained within the tie-off pilings and a pier or bulkhead, covered or not. (*Rock Hall, Md.*)



boat



boat yard

■ **boat yard** (See also *port and harbor facilities; shipyard*) A premise or site used as an industrial establishment for the provision of all such facilities as are customary and necessary to the construction, reconstruction, repair, or maintenance and accessory sale of boats, marine engines, or marine equipment, supplies, or services of all kinds including but not limited to rental of covered or uncovered boat slips, or dock space or enclosed dry storage space, lifting or launching services. The term boat yards shall include marinas and boat liveries. (*Indian River County, Fla.*)

■ **boatel** One or more buildings containing guest rooms or dwelling units that are designed, used, or intended to be used, wholly or in part, for the accommodation of boat transients or tourists and which are located near or abutting a river, lake, or ocean. (*Thousand Oaks, Calif.*)

■ **boathouse** An enclosed or partially enclosed structure designed for the use and storage of private watercraft and marine equipment. (*Traverse City, Mich.*)

Accessory structure constructed either wholly or partially over a body of water and designed primarily to provide shelter for water craft or for marine-related equipment. (*York County, Va.*)

A structure constructed over water either built on a pier or adjoining a pier for the purpose of storing a boat or boat gear. (*Rock Hall, Md.*)

A structure used for the storage of watercraft and associated materials, which has one or more walls or sides. (*Milwaukee, Wisc.*)

A covered or enclosed structure designed to provide moorage or storage for recreational or commercial marine transport and built over or floating upon a lake, river, or stream. (*Deschutes County, Ore.*)

A nonresidential structure designed for the purpose of protecting or storing boats for non-commercial purposes. (*Limington, Maine*)

■ **body art** (See also *body piercing; tattooing*) The practice of physical body adornment by establishments and artists using but not limited to the techniques of body piercing and tattooing. This definition does not include, for the purposes of the code, ear piercing. (*Denver, Colo.*)

■ **body painting studio** A business establishment wherein the patrons may apply paint or similar matter to another unclothed or partially clothed person. (*Imperial Beach, Calif.*)

■ **body piercing** (See also *body art; tattooing; tattoo parlor/body-piercing studio*) The act of penetrating the skin to make, generally permanent in nature, a hole, mark, or scar. Body piercing does not include the use of a mechanized, pre-sterilized ear-piercing system that penetrates the outer perimeter or lobe of the ear or both. (*Ft. Myers Beach, Fla.*)

The perforation of human tissue other than an ear for a nonmedical purpose. (*Alma, Mich.*)

The intentional act of any person or persons of piercing any part of the body of another person or persons, other than the ears, for the purpose of allowing the insertion of earrings, jewelry, or similar objects into the body. (*Concord, N.C.*)

■ **bond, development obligation** A document obligating funds for the purpose of insuring the performance of a developer in fulfilling an obligation required by the city. (*San Juan Capistrano, Calif.*)

Any form of security (including a cash deposit, surety bond, collateral, property, or instrument of credit) in an amount and form satisfactory to the city. (*Sandy, Ore.*)

■ **bond, performance** (See *performance bond*)

■ **bonus provision** (See also *density bonus; development incentive; incentive zoning*) Inducements given to developers under the provisions of incentive zoning. (*American Planning Association*)

■ **bookstore** (See also *retail sales establishment, specialty*) A retail establishment that, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any "adult bookstore," "adult theater," "theater," or "studio theater." (*Denver, Colo.*)

■ **borrow** (See also *backfill; fill*) Fill material required for on-site construction and obtained from other locations. (*Guilford County, N.C.*)

■ **borrow pit** (See also *pit*) An area from which soil or other unconsolidated material are removed to be used, without further processing, as fill for activities such as landscaping, building construction, or highway construction and maintenance. (*Carroll County, Md.*)

Any place or premises where dirt, soil, sand, gravel, or other material is removed below the grade of surrounding land, for any purpose other than that necessary and incidental to site grading or building construction. (*Schaumburg, Ill.*)

Excavations created by the surface mining of rock, unconsolidated geologic deposits, or soil to provide material (borrow) for fill elsewhere. (*Truckee, Calif.*)

An area where soil, sand, gravel, or rock is extracted and removed for use as fills,

grades, or embankments on property of a different ownership or noncontiguous property of the same ownership. (*Moorpark, Calif.*)

■ **botanical gardens** A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants. (*Renton, Wash.*)

■ **bottle club** Any establishment engaged in the business of catering to patrons who bring to the establishment an alcoholic beverage to be consumed on the premises with a mixer or other beverage, ice, food, or container furnished by the establishment for a consideration, or in connection with the viewing of, entertainment for a consideration, or where admission to the premises is for a consideration. (*Boca Raton, Fla.*)

Any business or commercial operation, whether open to the public or where entrance is limited by any fee, cover charge, membership, or other similar requirement, to which patrons bring with them alcoholic liquor to be consumed or stored for consumption on the business premises, and where such business or premises is not licensed to sell alcoholic liquor. (*Lincoln, Nebr.*)

An establishment where no alcoholic beverages are sold, but where members, guests, or customers provide their own alcoholic beverages, paying a fee or other consideration for admission or membership, or for set-ups. (*Limington, Maine*)

■ **boulevard** (See *street, boulevard*)

■ **boundary** A line, which may or may not follow a visible feature, that defines the limits of a geographic entity such as a block, block numbering area, census tract, county, or place. (*United States Census Bureau*)

■ **bowling alley** An establishment that devotes more than 50 percent of its gross floor area to bowling lanes, equipment, and playing area. (*Austin, Tex.*)

Indoor facility for the sport of ten-pin or duck-pin bowling, with customary accessory uses such as snack bars. (*Leesburg, Va.*)

■ **breakaway wall** A wall that is not part of the structural support of the build-

ing and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system. (*Escambia County, Fla.*)

■ **breakwater** (See also *jetty; seawall*) A protective structure, usually built offshore for the purpose of protecting the shoreline or harbor areas from wave action. (*Renton, Wash.*)



breakwater

A fixed or floating off-shore structure that protects a shoreline from wave action or currents. (*Yakima County, Wash.*)

■ **breezeway** A structure for the principal purpose of connecting the main building or buildings on a property with other main buildings or accessory buildings. (*Camas, Wash.*)

A roofed passageway, open on at least one side, the design and construction of which is in keeping with that of the main building and which provides direct access between a main and attached accessory building. (*Lake Elsinore, Calif.*)

A roofed, open-sided passage way for the purpose of connecting the primary structure with another part of a primary structure or accessory building(s) on a single property. (*Dewey Beach, Del.*)

A roofed passageway, open on at least two sides, connecting the main structure on a site with another main structure or accessory use on the same site. (*Sedona, Ariz.*)

■ **brewery** An industrial use that brews ales, beers, meads, and/or similar beverages on site. Breweries are classified as a use that manufactures more than

15,000 barrels of beverage (all beverages combined) annually. In addition, uses that manufacture 15,000 barrels of beverage or less, but which do not meet one or more of the additional requirements needed to be considered brewpubs, are breweries. (*Bloomington, Ind.*)

A facility with a capacity to manufacture more than 1 million barrels of alcoholic and nonalcoholic malt liquor a year. This definition excludes brew-on-premises

stores as defined herein and/or small breweries operated in conjunction with a bar or restaurant defined herein as an accessory use. (*St. Paul, Minn.*)

■ **brew-on-premises store** A facility that provides the ingredients and equipment for a customer to use to brew malt liquor at the store. Intoxicating liquor may not be sold or otherwise provided to customers of a brew-on-premises store unless the owner of the brew-on-premises store holds the appropriate liquor license. Customers using the brew-on-premises store must be of minimum age to purchase intoxicating liquor. Intoxicating malt liquor brewed by a customer may not be sold and must be used by the customer for personal or family use. (*St. Paul, Minn.*)

■ **brewpub** (See also *microbrewery*) A restaurant that manufactures up to 5,000 barrels of fermented malt beverages per year on premises for either consumption on premises in hand-capped or sealed containers in quantities up to one-half barrel or 15.5 gallons sold directly to the consumer. Wholesaling shall be permitted only where authorized within the zoning code. (*Madison, Wisc.*)

An eating place that includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. The area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of the commercial space. The brewery shall not produce more than 1,500 barrels of beer or ale per year. A barrel is equivalent to 31 gallons. (*Vail, Colo.*)

A restaurant that prepares handcrafted natural beer as an accessory use intended for consumption on the premises. Production capacity shall be limited to not more than 5,000 barrels per year. Such accessory use may occupy up to 30 percent of the gross floor area of the restaurant. (*Melbourne, Fla.*)

A commercial business which conducts the retail sale of beer (malt beverages with alcohol content as defined by federal law) which is brewed on the premises in compliance with applicable state and federal laws. Such establishments may also include restaurants as an accessory use. Live entertainment is subject to the use requirements of district in which the establishment is located. (*San Juan Capistrano, Calif.*)

■ **bridge** A structure carrying a path, street, or railway over water, and necessary support structures. (*Seattle, Wash.*)

A crossing over a watercourse, railway, freeway, or canyon. (*Kern County, Calif.*)

A structure, including supports, erected over a depression or an obstruction, such as water or a highway or railway, and having a track or passageway for carrying traffic. (*Polk County, Fla.*)



bridge

■ **broadcasting studio** (See also *communications services*) Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. (*Truckee, Calif.*)

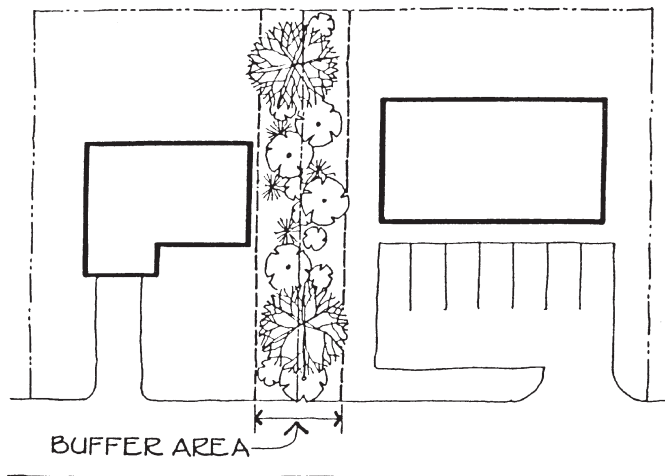
An establishment containing one or more broadcasting studios for over-the-air, cable or satellite delivery of radio or television programs, or studios for the audio or video recording or filming of musical performances, radio or television programs or motion pictures. This term does not include a transmission tower. (*Milwaukee, Wisc.*)

■ **brownfield** Abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment

A vacant or unoccupied site with respect to any portion of which the owner has reasonable cause to believe may, as a result of any prior commercial or industrial activity by any person, have been environmentally contaminated by the release or threatened release of a hazardous substance as defined under [chapter] in a manner that would interfere with the owner's intended use of such site. (*New Castle County, Del.*)

A site which has remained un- or under-used due to real or perceived environmental contamination; often a site of previous industrial use. (*Washtenaw County, Mich.*)

■ **buffer** (See also *screening definitions*) A strip of land, fence, or border of trees, etc., between one use and another, which



buffer strip

ment is complicated by real or perceived environmental contamination. (*United States Environmental Protection Agency*)

may or may not have trees and shrubs planted for screening purposes, designed to set apart one use area from another. An appropriate buffer may vary depending on uses, districts, size, etc., and shall be determined by the [appropriate local board]. (*Pomfret Township, N.Y.*)

An area of land, including landscaping, berms, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on a residential or vacant parcel. (*Dona Ana County, N.Mex.*)

A strip of land with natural or planted vegetation located between a structure and a side or rear property line intended

to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site. (*Charlotte, N.C.*)

Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically and visually separate one use or property from another in order to mitigate the impacts of noise, light, or other nuisance. (*Clarkdale, Ariz.*)

Man-made or natural vegetated area with plantings to protect adjacent permitted residential uses from noise, odor, dust, fumes, glare, or unsightly storage of materials in commercial or industrial districts. (*Rock Hall, Md.*)

■ **buffer zone** (See also *transitional zone*) Districts established at or adjoining commercial-residential district boundaries to mitigate potential frictions between uses or characteristics of use. Such district regulations may provide for transitional uses, yards, heights, off-street parking, lighting, signs, buffering, or screening. (*Miami, Fla.*)

■ **bufferyard** A unit of land, together with a specified type and amount of planting thereon, and any structures which may be required between land uses to eliminate or minimize conflicts between them. (*Grand Forks, N.Dak.*)

A yard containing materials used to provide sight and sound screening from adjoining properties and rights-of-way. The required height and width of the buffer yard and materials used in its construction vary according to use. (*Nags Head, N.C.*)

A unit of yard together with plantings, walls, berms, or fences required thereon located between different land uses or public roads designed to minimize potential nuisances such as dirt, litter, noise, glare of lights, signs and unsightly buildings, and parking lots, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires and explosion. (*Beverly Hills, Calif.*)

■ **build** (See also *erect*) To construct, assemble, erect, convert, enlarge, reconstruct, or structurally alter a building or structure. (*North Liberty, Iowa*)

■ **build-out** Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (*California Planning Roundtable*)

Development of land to its full potential. (*Jefferson County, Colo.*)

A planner's reference to a hypothetical point in the future when all land that can be developed has been developed. (*Upper Valley Lake Sunapee Regional Planning Commission, Lebanon, N.H.*)

■ **build-out analysis** Illustrates the form and pattern that development can be expected to take under a continuation of current trends and the manner and degree to which this form and pattern are contrary to planning goals. (*State of New Jersey*)

Planning tool used to estimate the impact of cumulative growth upon a town's land area once all developable land has been consumed and converted to the uses permitted under the current regulatory framework. (*Center for Rural Massachusetts, University of Massachusetts*)

■ **build-to line** (See also *setback definitions*) An alignment established a certain distance from the curb line to a line along which the building shall be built. Front porches and handicap ramps shall be exempt from build-to line requirements, and must occur behind the property line. (*South Miami, Fla.*)

■ **buildable area** (See also *lot, buildable; unbuildable area*) The area of a lot remaining after the minimum yard and open space requirements of the zoning ordinance have been met. (*Iowa State University Extension Service*)

The portion of a lot or site, exclusive of required yard areas, setbacks, landscaping, or open space within which a structure may be built. (*Renton, Wash.*)

The space remaining on a lot after the minimum open space, offset, and setback requirements have been complied with; excepting any floodplain, wetland, or similarly designated unbuildable lands. (*Mequon, Wisc.*)

The area of that part of the lot not included within the yards herein required. (*Rock Hall, Md.; Hot Springs, Ark.*)

That portion of a lot exclusive of the required setbacks or open spaces herein required upon which improvements are permitted. (*Dewey Beach, Del.*)

The area enclosed by the front, side and rear setbacks, as well as any side street or rear street setbacks. (*Milwaukee, Wisc.*)

■ **buildable land** (See also *developable land*) Lands within urban and urbanizable areas that are suitable, available, and necessary for residential, commercial, and industrial uses, and include both vacant land and developed land that, in the opinion of the local planning agency, is likely to be redeveloped. (*Growing Smart Legislative Guidebook*)

■ **buildable width** The width of that part of a lot not included within the open spaces herein required. (*El Paso, Tex.*)

The distance between the required side yard lines of a lot. (*North Liberty, Iowa*)

The width of that part of a lot not included within the required setbacks. (*Dewey Beach, Del.*)

The width of that part of a lot not included within the yards or open spaces herein required. (*Ocean City, Md.*)

■ **building** (See also *structure definitions*) A structure entirely separated from any other structure by space or by walls in which there are no communicating doors, windows, or similar openings. (*Coral Gables, Fla.*)

A structure having a roof supported by columns or walls for shelter, support, or enclosure of persons, animals, or chattels. When separated by division walls from the ground up without openings, each portion of such structure shall be deemed a separate building. (*Ames, Iowa*)

A structure enclosed within exterior walls, built, erected and framed of a combination of materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals, or property. (*Maynard, Mass.*)



dangerous building

Any structure used or intended for supporting or sheltering any use or occupancy. (*North Liberty, Iowa; Thornton, Colo.*)

■ **building area** (See *building coverage*)

■ **building, attached** A building which has at least part of a wall in common with another building, or which is connected to another building by a roof. (*Prescott Valley, Ariz.*)

A building which has at least part of a wall in common with another building or which is connected to another building by a roof which exceeds six feet opposite open ends. (*Sedona, Ariz.*)

■ **building bulk** (See also *structural volume*) The visual and physical mass of a building. (*Newport Beach, Calif.*)

■ **building code** The various codes of the city that regulate construction and require building permits, electrical permits, mechanical permits, plumbing permits, and other permits to do work regulated by [city code] pertaining to building and building regulation. (*Glen-dale, Ariz.*)

Regulations governing building design, construction, and maintenance. (*Handbook for Planning Commissioners in Missouri*)

The code or codes governing the erection and maintenance of buildings as currently adopted by the [city]. (*Rockford, Mich.*)

■ **building conversion** A transformation of all or a portion of a building which results in a greater number of units of each use. (*Chelsea, Mass.*)

■ **building coverage** The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on the lot. (*Iowa State University Extension Service*)

A percentage figure referring to that portion of a lot covered only with principal and accessory buildings. (*Gurnee, Ill.*)

The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces, and steps. All dimensions shall be measured between the exterior faces of walls. (*Pomfret Township, N.Y.*)

The ratio of the horizontal area measured from the exterior walls of the ground floor of all principal and accessory buildings on a lot to the total lot area. (*Clarkdale, Ariz.*)

The gross area of a lot or parcel of land occupied by all of the ground floor of a building or structure which is under roof. As a percentage, it is the relationship between the ground floor area of the building under roof and the net area of the site. (*Lake Elsinore, Calif.*)

■ **building, dangerous** (See also *building, vacant; dilapidated*) All buildings or structures that have any or all of the following defects shall be deemed dangerous buildings:

(A) Whenever the building or structure, or any portion thereof, because of (1) dilapidation, deterioration, or decay; (2) faulty construction; (3) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay, or inadequacy of its foundation; or (5) any other cause, is subject to structural failure under its design usage.

(B) Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood, or has become (1) an attractive nuisance to children; (2) a harbor for vagrants, criminals, or immoral persons; or as to (3) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

(C) Whenever a building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise is determined by the city or county health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

(D) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause is determined to be a fire hazard.

(E) Whenever any portion of a building or structure remains on a site after the demolition or destruction or whenever any building or structure is vacant and open to unauthorized entry for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(F) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.

(G) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

(H) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the city's Uniform Building Code, as then in force or as same may be amended from time to time, for new buildings of similar structure, purpose or location.

(I) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property. (*Renton, Wash.*)

■ **building, detached** A building surrounded by open space on the same lot. (*Vernon Hills, Ill.*)

Any building or structure separated by at least five feet in horizontal distance from any other building or structure. (*Glendale, Calif.*)

A building which is not attached to any other building, but which is separated by a yard space from all other buildings. (*Ocean City, Md*)

A building that has no structural connection with another building. (*Huntington, Ind.*)

A building which is separated from another building or buildings on the same lot. (*Prescott Valley, Ariz.*)

Any structure that does not have a wall or roof in common with another structure. (*Truckee, Calif.*)

A building surrounded on all sides by open space. (*Concrete, Wash.*)

A single main building, freestanding and structurally separated from other buildings. (*Sandy, Ore.*)

■ **building, elevated** A non basement building built to have the lowest floor el-

evated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls. (*Polk County, Fla.*)

■ **building elevation** The perimeter surface of a building set approximately parallel to a lot line. Elevations are subject to setback and height restrictions. (*Orlando, Fla.*)

(1) A vertical distance above or below a fixed reference level; (2) A flat scale drawing of the front, rear, or side of a building. (*Iowa State University Extension Service*)

■ **building, enclosed** Any structure having no outside openings other than ordinary doors, windows, and ventilators. (*Ocean City, Md; Rock Hall, Md.*)

A building completely enclosed by a roof, walls, and doors on all sides facing the perimeter of the lot. (*Prescott Valley, Ariz.; Sedona, Ariz.*)

A building enclosed by a permanent roof and on all sides by solid exterior walls pierced only by windows and customary entrance and exit doors. (*Lake Elsinore, Calif.*)

■ **building, enclosed area** An area within the confines of a building, the contents of which are totally screened from view with walls and a roof. (*Loveland, Colo.*)

■ **building envelope** (See also **structural envelope**) That area on a lot that encompasses all development including but not limited to excavation, fill, grading, storage, demolition, structures, building heights, decks, roof overhangs, porches, patios and terraces, pools, any areas of disturbance, access ways, and parking. Approved plantings of landscape materials on natural grade and approved walkways and driveways may occur outside of a building envelope. Otherwise, all areas outside of a building envelope shall remain in pristine and untouched condition unless approved by the Community Development Director. (*Aspen, Colo.*)

The volume of space for building as defined by the minimum setbacks and the

maximum allowable building height. (*Oakland, Calif.*)

The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by regulations governing building setbacks, maximum height, and bulk; by other regulations; or any combination thereof. (*Newport, R.I.*)

The area formed by the front, side, and rear building restriction or setback lines of a lot within which the principal buildings must be located. (*Caroline County, Md.*)

An area within the property boundaries of a lot or tract within which an allowed building or structure may be placed. (*Loveland, Colo.*)

The three-dimensional area enclosed by the front, side and rear setbacks and the maximum height, as well as any side street or rear street setbacks. (*Milwaukee, Wisc.*)

The projected maximum bulk of building on a development site based on the capacity of the site and on urban design considerations of the surrounding context. (*Pittsburgh, Pa.*)

■ **building, existing** Any building which has been issued a certificate of occupancy or has been legally occupied. (*Ocean City, Md.*)

■ **building exposure** A building wall which is parallel to a public or private street, highway, or designated parking area. (*San Juan Capistrano, Calif.*)

■ **building facade** (See **facade**)

■ **building face** The general outer surface of a main exterior wall of a building. For example, a building with a rectangular plan has four main exterior walls and four building faces. (*Santa Rosa, Calif.*)

The wall of a building fronting on a street or right-of-way, excluding any appurtenances such as projecting fins, columns, pilasters, canopies, marquees, showcases, or decorations. (*North Liberty, Iowa*)

■ **building face modulation** A stepping back or projecting forward of portions of a building face within specified

intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. (*Burien, Wash.*)

A measured setback or offset. (*Renton, Wash.*)

■ **building, factory-built** (See *factory-built housing*)

■ **building footprint** The area of a lot or site included within the surrounding exterior walls of a building or portion of a building, exclusive of courtyards. In the absence of surrounding exterior walls, the building footprint shall be the area under the horizontal projection of the roof. (*Renton, Wash.*)

The horizontal area as seen in plan, measured from outside of all exterior walls and supporting columns. It includes residences, garages, covered carports, and accessory structures, but not trellises, patios, and areas of porch, deck, and balcony less than 30 inches from finished grade. (*Oakland, Calif.*)

The outline of the total area covered by a building's perimeter at the ground level. (*Boulder County, Colo.; Thornton, Colo.*)

The exterior outline of a structure where it meets the earth. (*Burien, Wash.*)

That portion of a lot covered by a building or structure at the surface level, measured on a horizontal plane. (*Bayfield County, Wisc.*)

■ **building frontage** (See also *facade; ground-floor frontage*) The horizontal linear dimension designated as the primary facade of that portion of a building occupied by a single use or occupancy. A corner tenant will be permitted to use the secondary facade to determine the "building frontage." (*Thornton, Colo.*)

That facade of the building that abuts the required front yard as stipulated in this zoning code. The entrance door does not have to be in this facade. (*Cabot, Ark.*)

Those building elevations that face upon a road or parking area between the building and the road. (*Shasta Lake, Calif.*)

The maximum width of a building measured in a straight line parallel with the

abutting street. (*Clarkdale, Ariz.*)

The building elevation which fronts on a public street, public parking lot, private parking lot available to the general public, or pedestrian walk where customer access to a structure is available. (*Truckee, Calif.*)

The length of any side of a building or store which fronts upon a public street, a customer parking area, or pedestrian mall and which has one or more entrances to the main part of the building or store. (*Temple Terrace, Fla.*)

■ **building frontage build-out** The length of a front building facade compared to the length of the front lot line, expressed as a percentage. (*Austin, Tex.*)

■ **building group** A group of two or more main buildings and any uses accessory thereto, occupying a lot in one ownership and having any yard in common. (*Thurston County, Wash.*)

■ **building height** The overall height of a building as measured from flood level or average sidewalk elevation, whichever is higher, to (1) the top of the roof for flat roofs, (2) the deck lines for mansard roofs, and (3) the average height between eaves and ridge for gable, hip, and gambrel roofs. (*Miami, Fla.*)

The vertical measurement from grade to the highest point of the roof beams in flat roofs; to the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this purpose, the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves. (*Gorham, Maine*)

The vertical distance from the average level of the highest and lowest point of that portion of a lot covered by the building to the topmost point of the roof. (*Santa Rosa, Calif.*)

The height of any building shall be the vertical distance of the highest point of the roof or any rooftop deck, fence, railing, widow's walk, or other rooftop struc-

ture or feature above the mean finished grade of the ground adjoining the building. Chimneys, ventilators, antennas, skylights, tanks, bulkheads, or solar panels shall not be considered part of the height of the building if they do not extend more than four feet above the specific height limit. Domes, towers, or spires which are the integral part of churches or religious buildings shall not be subject to these limitations, provided that such features shall in no way be used for living purposes. (*Maynard, Mass.*)

The vertical dimension from the lowest point of the building, structure, or wall exposed above the ground surface to the highest point of the roof, parapet wall, or uppermost part. Chimneys, vents, or utility service structures shall not be included in the measurement of vertical dimensions. (*Santa Clarita, Calif.*)

Commentary: There are various methods of measuring building height. Some definitions require that the measurement be taken from the average grade level adjoining the building, while others allow measurements from the highest adjoining sidewalk. Definitions also vary in their measurement of terraced buildings and gabled roofs. Some allow measurement to the average height of the gables or terraces, while other measure to the maximum height of any segment of the building.

■ **building height, maximum** A plane parallel to and measured vertically from undisturbed natural ground level above which no part of any building may extend except as provided in [another part of the code] and except that the highest part of a gable, gambrel, hip, shed, or similar pitched roof may extend up to five feet above the specified maximum building height. (*Glenwood Springs, Colo.*)

The additional height allowed in zoning districts if bonus provisions such as interior side yard setback increases, underground or enclosed parking, or other improvements are provided. (*Glen Ellyn, Ill.*)

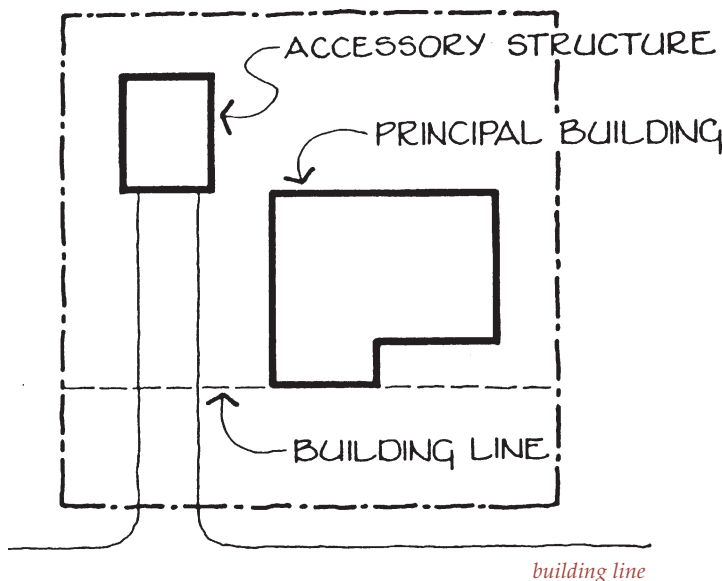
■ **building, high-rise** (See also *dwelling, high-rise*) A building which exceeds the maximum allowable stories or height in the applicable zoning district and is permitted only by a special use permit. (*Normal, Ill.*)

■ **building inspector** A governmental employee charged with enforcement of the building code, and such other ordinances (zoning, signboard, housing, electrical and plumbing, for example) as may be assigned to his or her department. (*Handbook for Planning Commissioners in Missouri*)

The existing [city] inspector of buildings under the state building code or other designated authority, or his duly authorized representative, appointed by the [local legislature], and charged with the enforcement of this zoning bylaw. (*Maynard, Mass.*)

The person designated by the city council to administer the provisions of the adopted building code for the [city]. (*Rockford, Mich.*)

■ **building line** The building line is the inner edge of any required yard or required setback, and the corresponding outer edge of the buildable area. Except as specifically provided by these regulations, no portion of any building or structure may be extended to occupy any portion of a lot outside its building lines. (*Miami, Fla.*)



A line parallel to a street right-of-way line, edge of a stream, or other property line established on a parcel of land or lot for the purpose of prohibiting construction of a building or structure in the area between such building line and right-of-way, stream bank, or other property line. (*Maryland Heights, Mo.*)

A line parallel to the street right-of-way line at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right-of-way line. (*Nicollet County, Minn.*)

A line formed by the face of the building which is used to establish the required yards for a building or structure. (*Wood River, Ill.*)

The line within a property which defines a minimum horizontal distance to be provided between an exterior building wall or building support and the adjacent property line. This includes sun parlors and covered porches whether enclosed or unenclosed but does not include steps. (*Hot Springs, Ark.*)

■ **building line, shoreland** A line measured across the width of a lot where the main structure is placed in accordance with setback provisions from the ordinary high-water mark. (*Jordan, Minn.; Menasha, Wisc.*)

■ **building location** That portion of a lot upon which buildings or structures may be placed. (*Ramsay, Mich.*)

■ **building lot line** (See *lot line*)

■ **building mass** (See also *structural volume*) The three-dimensional bulk of a building: height, width, and depth. (*Loveland, Colo.*)

■ **building, multitenant** A building occupied by two or more tenants. (*Loveland, Colo.*)

■ **building pad** (See also *foundation*) The area of land upon which a building is constructed, wherein ownership may or may not be separate from the ownership of common areas. Building pads are typically found in a planned, unified development. (*Huntington, Ind.*)

One or more specified areas of a lot or parcel prepared and graded for the erection of structures, or on which structures already exist. (*Sedona, Ariz.*)

■ **building permit** A document signed by the director of the planning and building services department or their authorized representative as a condition precedent to the commencement of a use or the erection, construction, reconstruction, restoration, alteration, conversion, or installation of a building, which acknowledges that such use or building complies with the provisions of the municipal zoning ordinance . . . or an authorized variance therefrom. (*Sioux Falls, S.Dak.*)

A permit issued by the duly designated building official authorizing the erection, construction, reconstruction, alteration, repair, conversion, or maintenance of any building, structure, or portion thereof. Such a permit shall not be issued without the signature of the zoning enforcement officer, certifying compliance with this ordinance. (*Ames, Iowa*)

An official document or certification that is issued by the building official and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving, or repair of a building or structure. (*Mount Vernon, Wash.*)

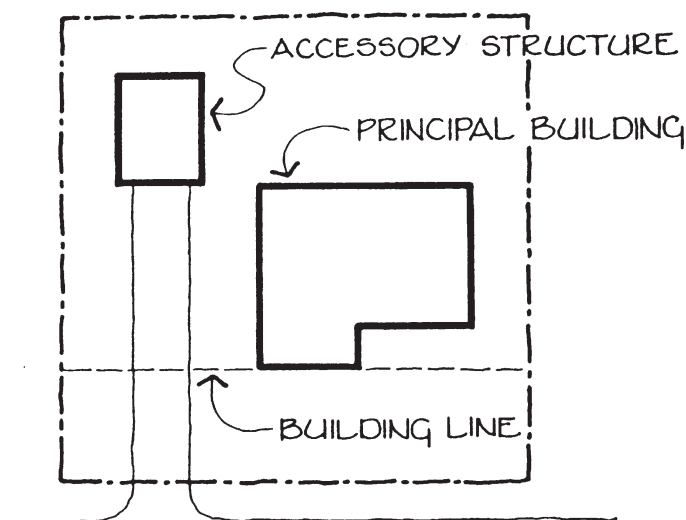
A permit which is issued by the building inspector before a building or structure is started, improved, enlarged or altered as proof that such action is in compliance with the building code. (*Campbell County, Va.*)

■ **building permit valuation** The dollar amount used for the valuation of building permit fees as calculated by the [city's] chief building official for the issuance of a building permit. (*Loveland, Colo.*)

■ **building plane, unrelieved** Any vertical surface, or the projection to a vertical

plane of an inclined or curved surface, or wall of a structure that, when viewed in elevation, incorporates no overhangs, offsets, projections, decks, ramadas, loggias, or similar architectural features that would produce shadow patterns or otherwise serve to visually blend the structure into its natural background. Windows and doors do not in themselves provide relief, but if they project or recede a minimum of 12 inches they may be considered as providing visual relief. (*Sedona, Ariz.*)

■ **building, principal** A building in which the primary use of the lot on which the building is located is conducted. (*Fairfax County, Va.*)



building, principal

A building in which is conducted the primary or predominant use of the lot on which it is located. (*Clarkdale, Ariz.; Golden, Colo.*)

A building, or buildings, in which is conducted the principal use of the lot in which it is situated. In any residential district, any dwelling shall be deemed to be the principal building of the lot on which the same is situated. (*Prescott Valley, Ariz.*)

■ **building, public** (See **public building**)

■ **building, residential** (See also **dwelling definitions**) Any building arranged, designed, used, or intended to be used for residential occupancy by one or more families or lodgers and that includes but is not limited to the following types: (a) single-family detached dwellings; (b)

two-family dwellings; (c) townhouse dwellings; and (d) multiple-family dwellings. (*Gurnee, Ill.*)

■ **building scale** The perceived relative height and bulk of a building relative to that of neighboring buildings. (*Burien, Wash.*)

The general feeling of mass and size of a structure related to other structures. (*Las Vegas, N.Mex.*)

■ **building setback line** (See **setback line**)

■ **building, single occupancy** A building or structure with one major enterprise, generally under one ownership. A build-

ing is considered to be "single occupancy" if it: (a) has only one occupant; (b) has no wall in common with another building; and (c) has no part of its roof in common with another building. (*Renton, Wash.*)

■ **building site** (See also **development site; site definitions**) A lot or parcel of land, in single or joint ownership, and occupied or to be occupied by a main building and accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required by the terms of this title and having its principal frontage on a street, road, highway, or waterway. (*King City, Calif.*)

Land occupied or intended to be occupied by a building or interrelated buildings, together with all open space required by this title, which is located on a lot that has been

lawfully created and meets all criteria of the city for the intended use. (*Shasta Lake, Calif.*)

A piece or parcel of land, occupied or intended to be occupied, or capable of being occupied, by a permitted principal building or a group of such buildings and accessory buildings, or utilized for a principal use and uses accessory thereto, together with such open spaces as are required by this code and having frontage on a dedicated, accepted, and improved public street or on a private street which has been approved by the council, or on a publicly owned plaza, mall, or parking facility. (*Santa Rosa, Calif.*)

This term shall be used in connection with site condominiums and shall mean either: (A) The area within the site condominium unit by itself (i.e., exclusive of any appurtenant limited common element), including the area under the building envelope and the area around and contiguous to the building envelope; or (B) the area within the condominium unit (as described above), taken together with any contiguous and appurtenant limited common element. (*Rockford, Mich.*)

(1) The ground area of one lot; or (2) the ground area of two or more lots when used in combination for a building or permitted group of buildings, together with all open spaces as required by this land use code. (*San Juan Capistrano, Calif.*)

A parcel of land occupied or intended to be occupied by main structures and accessory structures and uses, including such open spaces as are provided or are intended to be used in connection therewith or are required by the regulations for the district wherein such parcel is located. (*Monterey County, Calif.*)

■ **building site, average width of** That figure obtained by dividing the total area of a building site by the maximum depth of the building site measured in the general direction of the side lines. (*Hawaii County, Hawaii*)

■ **building, speculative** A building constructed for sale/lease purposes only with no intention of the builder/developer to immediately occupy or use the building for their own purposes. (*Cathedral City, Calif.*)

■ **building, subterranean** A building which is completely below grade, or that portion of the enclosed floor area of a building having a top of slab level or roof level directly above it which does not exceed grade along the entire perimeter of such floor space level. (*Glendale, Calif.*)

■ **building, temporary** (See also **structure, temporary**) A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction. (*North Liberty, Iowa*)

Any building not permanently affixed to the land. (*Glen Ellyn, Ill.*)

A building located at a construction site which serves only as an office until the given construction work is completed. A temporary construction building is not permitted to serve as a residence at any time. (*Hot Springs, Ark.*)

A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities or other community facilities or used temporarily in conjunction with the sale of property within a subdivision under construction. (*Sedona, Ariz.*)

A building which is used by a contractor during the construction or reconstruction of a principal building, and which is located on the same lot as the principal building under construction or reconstruction. (*Mishawaka, Ind.*)

■ **building, vacant** (See also **abandoned building; building, dangerous; vacant; property, abandoned**) Any building or structure that is not occupied, used, or inhabited on a regular and continuing basis by some person with a valid claim of right to possession or a fee simple title. The intrusion of trespassers or squatters into such buildings on any basis shall not render such building occupied or nonvacant within the meaning of this [ordinance]. (*Newport News, Va.*)

■ **building width** The distance from the exterior face of the building siding as

measured from side to side. (*Sheridan, Wyo.*)

The width of the lot left to be built upon after the side yards are provided. (*Perryville, Mo.*)

Measured at the minimum width of the main portion of the building. [Building width] shall not include additions and shall be exclusive of garages, porches, decks. (*Stevens Point, Wisc.*)

■ **built environment** The elements of the environment . . . that are generally built or made by people as contrasted with natural processes. (*Renton, Wash.*)

■ **built-upon area** (See also **building coverage; development coverage; impervious surface**) That portion of a development that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads and parking areas, recreation facilities, etc. (Note: wooden slatted decks and the water area of a swimming pool are considered pervious.) (*Concord, N.C.*)

■ **bulk** The size and mutual relationships of a building or structure and the location of same with respect to: size and height of the building; location of exterior walls at all levels in relation to lot lines, streets, or other buildings; gross floor area of the building in relation to the lot area; all open space allocated to the building. (*Vernon Hills, Ill.*)

The size of buildings or structures, and their relationships to each other and to open ar-

reas and lot lines, and therefore includes: (1) the size of a building or structure; (2) the area of the lot upon which a building or structure is located, and the number of dwelling units within such building or structure in relation to the area of the lot; (3) the shape of a building or structure; (4) the location of exterior walls of a building or structure in relation to lot lines, to other walls of the same building or structure, to legally required windows, or to other buildings or structures; and (5) all open areas relating to a building or structure and their relationship thereto. (*Naperville, Ill.*)

The total volume of a structure. (*Thornton, Colo.*)

The size and shape of a structure and its relationship to other structures, to the lot area for a structure, and to open spaces and yards. (*Rock Hall, Md.*)

A composite characteristic of a given building as located upon a given zoning Lot, involving all of the following characteristics: (1) ground floor area and height of building; (2) location of exterior walls of buildings or structures at all levels in relation to lot lines, streets, or other buildings or structures; (3) gross floor area of the building in relation to lot area (floor area ratio); (4) all open spaces allocated to the building; (5) the size and shape (area, lot frontage, and lot width) of the zoning lot and the amount of lot area and lot width provided per dwelling unit or other unit of measure. (*Glen Ellyn, Ill.*)

■ **bulk envelope** (See **building envelope**)

■ **bulk material** Uncontained solid matter such as powder, grain, stone, sand, etc. (*Mankato, Minn.*)

■ **bulk merchandise** (See also **retail sales establishment, bulk merchandise**) Bulky, durable goods such as household appliances, furniture, automobiles and farm and construction equipment, which all require extensive floor area for display. (*Loveland, Colo.*)

■ **bulk plane** (See **sky exposure plane**)

■ **bulk plant** (See also **industrial use**) An establishment where commodities, including both liquids and solids, are received by pipelines, tank car, tank vehicle, or other container, and are stored or



vacant building

blended in bulk for the purpose of distribution by pipeline, tank car, tank vehicle, or container. (*Sandy, Ore.*)

■ **bulk regulations** Standards and controls that establish the maximum size of buildings and structures on a lot and the buildable area within which the building can be located, including coverage, setbacks, height, impervious surface ratio, floor area ratio, and yard requirements. (*Nashville and Davidson County, Tenn.*)

Controls that establish the maximum size, height, and setback of a building on its lot. (*New Castle County, Del.*)

Controls which establish the maximum size of buildings and structures on a lot or parcel and the buildable area within which the structure may be placed, including lot coverage, height, floor area ratio, setbacks, and yard area. (*Clarkdale, Ariz.*)

■ **bulk retail** (See *retail sales establishment, bulk merchandise*)

■ **bulkhead** (See also *riprap; shoreline stabilization*) A structure including riprap or sheet piling, constructed to separate land and water and establish a permanent shoreline. (*Imperial Beach, Calif.*)

A structure or partition placed on a bank or bluff to retain or prevent sliding of the land and protect the inland area from wave action or currents. (*Yakima County, Wash.*)

A structure or partition to resist pressure or to shut off water (*Stevens Point, Wisc.*)

■ **bulkhead line** A line established to define the bayward limit for solid-filling or solid structures. (*Newport Beach, Calif.*)

A line established to define the bayward limit for solid-filling or solid structures, a construction limit line on the bay. (*Dewey Beach, Del.*)

A geographic line along a reach of a navigable body of water. . . which allows complete filling on the landward side, except where such filling is prohibited by the floodway provisions of this ordinance. (*Stevens Point, Wisc.*)

■ **bunkhouse** (See *housing, temporary employment*)

■ **bus** A rubber-tired vehicle that is designed for roadway operation for pub-

lic transportation service. (*Sacramento Regional Transit District*)

Every motor vehicle designed for carrying more than nine passengers and used for the transportation of persons other than in a ridesharing arrangement, and every motor vehicle, automobile for hire, or funeral car, other than a taxicab or motor vehicle used in a ridesharing arrangement, designed and used for the transportation of persons for compensation. (*Norton, Ohio*)

■ **bus advertising bench** (See *sign, bench*)

■ **bus bay** A bus berthing area in a facility such as a transit center or rail station. (*Sacramento Regional Transit District*)

■ **bus, electric trolley** (See also *transit definitions*) A rubber-tired bus powered by electricity that draws power from overhead wires through a trolley pole or similar mechanism. Electric trolley buses are designed to allow the bus to maneuver in mixed traffic, over several lanes, and pick up passengers at the street curb. (*Sacramento Regional Transit District*)

■ **bus lane** A lane of roadway intended primarily for use by buses, either all day or during specified periods. (*Sacramento Regional Transit District*)

A vehicular right-of-way or portion thereof—often an exclusive lane—reserved exclusively for buses. (*California Planning Roundtable*)

■ **bus lot** Any lot or land area used for the storage or layover of passenger buses or motor coaches. (*Aurora, Ill.*)

■ **bus, school** Every motor vehicle owned by a public or governmental

agency and operated for the transportation of children to or from school or privately owned and operated for compensation for the transportation of children to and from school. (*Carmel, Ind.*)

Every bus designed for carrying more than nine passengers which is owned by a public, private, or governmental agency or institution of learning and operated for the transportation of children to or from a school session or a school function, or owned by a private person and operated for compensation for the transportation of children to or from a school session or a school function. However, “school bus” does not include a bus operated by a municipally owned transportation system, a mass transit company operating exclusively within the territorial limits of the municipality, or within such limits and the territorial limits of municipal corporations immediately contiguous to the municipality, nor a common passenger carrier certified by the [state public utilities commission] unless such bus is devoted exclusively to the transportation of children to and from a school session or a school function, and “school bus” does not include a van or bus used by a licensed child day-care center or Type A family day-care home to transport children from the child day-care center or Type A family day-care home to a school if the van or bus does not have more than 15 children in the van or bus at any time. (*Norton, Ohio*)

Any motor vehicle that complies with [specified] . . . color and identification requirements . . . and is used to transport children to or from school or in connection with school activities, but not including buses operated by common carriers



school bus

in urban transportation of school children. (*State of Florida*)

■ **bus shelter** (See also **transit stop shelter**) A small, roofed structure, usually having three walls, located near a street and designed primarily for the protection and convenience of bus passengers. (*Maryland Heights, Mo.*)



bus shelter

■ **bus, shuttle** (See also **transit shuttle**) Private or public transportation service providing short-distance, fixed-route passenger service, limited to specific destinations and connections, with parking lots and/or existing transit services. (*Sacramento, Calif.*)

■ **bus, sightseeing** Any motor-propelled passenger-carrying vehicle for hire used in the conveyance, for hire, of tourists and sightseers, over the public streets, for the purpose of a sightseeing trip or tour in the visiting and viewing of places of interest. (*San Francisco, Calif.*)

■ **bus station** (See **terminal, bus**)



sightseeing bus

■ **bus stop** (See also **transit stop**) A curbside place where passengers board or alight transit. (*Sacramento Regional Transit District*)

A curbside place where passengers board or alight transit, that may or may not include a small shelter usually having three walls and a roof and designed to provide

for the protection and convenience of passengers. (*Loveland, Colo.*)

■ **bus stop, school** A designated area, typically covered, used by school children to await pickup by a . . . school bus. (*Polk County, Fla.*)

■ **bus turnout** A paved indentation at the side of a roadway designed to allow buses to pick up and discharge passengers. (*Lake Elsinore, Calif.*)

■ **business** (See also **commercial; retail**) Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease, or exchange of goods, and/or the provision of services. (*Thornton, Colo.*)

Any isolated or continuous activity or commercial enterprise conducted for compensation or profit. (*Hedwig Village, Tex.*)

The purchase, sale, or other transaction or place thereof involving the handling or disposition of any article, substance or commodity for livelihood or profit, including in addition, operation or provi-



bus stop

sion of any service or service establishment, office building, outdoor advertising sign or structure, recreational or amusement enterprise conducted for livelihood or profit. (*Lake Elsinore, Calif.*)

A commercial establishment, office, institutional, or industrial use which produces goods or distributes goods and services. (*San Juan Capistrano, Calif.*)

Engaging in the purchase, sale, barter, or exchange of goods, wares, merchandise, or services. (*Mishawaka, Ind.*)

■ **business district** (See **central business district**)

■ **business face** The square footage of the front of the building or store unit, computed by multiplying the lineal frontage by the height extending from finished grade to the ceiling line of the uppermost story. For the purpose of this title, each side of the building or store unit upon which a sign may be located shall also be considered a business face. (*Lake Elsinore, Calif.*)

■ **business frontage** (See also **building frontage**) The lineal footage of any side of a business building facing an adjacent street or the unit's designated automobile

parking area and upon which a sign may be located. (*Lake Elsinore, Calif.*)

That portion of a building frontage occupied by a single business tenant having a public entrance within the building frontage. (*Truckee, Calif.*)

■ **business improvement district** (See also **special district**) An organizing and financing mechanism used by property owners and merchants to use the city's tax collection powers to create a source of funds for economic development. (*Saratoga Springs, New York*)

A special district established to provide services to a business district that extend beyond the level of services provided by the local government. These services include extra maintenance, improved street lighting or beautification, promotional activities and special events. (*Grand Rapids, Mich.*)

A special assessment district in which property owners agree to have an additional charge placed on their tax bill in order to fund special activities such as capital improvements or business promotion. (*Milwaukee, Wis.*)

■ **business incubator** (See also **economic development**) A facility dedicated to the start-up and growth of small businesses, accomplished through management and facility support systems. For purposes of this definition, management support systems include access to professional advice, information on small business regulations, management, advertising, promotion, marketing, sales, inventory, employees, labor relations, and financial counseling. Facility support systems include clerical and reception staff, cleaning and building security, and access to copy and facsimile machines, computers, faxes, and other electronic equipment. (*Galesburg, Ill.*)

Retail or industrial space that is affordable to new, low-margin businesses. (*California Planning Roundtable*)

An area designated for the cultivation and enhancement of future businesses or business oriented developments. (*Polk County, Fla.*)

■ **business license** A certificate issued by the city authorizing the holder to con-

duct specified business activity within the city. (*Dodge City, Kans.*)

■ **business park** (See **office park**)

■ **business premises** The land, site, or lot at which, or from which, a business is principally conducted, including off-street satellite parking areas or vehicle storage areas which are approved by the city as an accessory use for the business. (*Loveland, Colo.*)

■ **business support services** (See also **commercial service**) An establishment intended for the conduct or service or administration by a commercial enterprise, or offices for the conduct of professional or business service. (*North Liberty, Iowa*)

Services rendered to a business establishment or individual on a fee or contract basis including actuarial, advertising, credit reporting, janitorial, office or business equipment rental or leasing, photofinishing, telecommunications, window cleaning, blueprinting and photocopying, and other such services. (*Rock Hall, Md.*)

An establishment providing services to business establishments on a fee or contract basis, including but not limited to advertising services, business equipment and furniture sales or rental, or protective services. This term includes but is not limited to an employment agency, photocopy center, commercial photography studio, or mailing service. This term does not include maintenance, repair and office uses such as accounting, advertising, architectural design, city planning, environmental analysis, insurance, interior design, investment, landscape design, law, management consulting, title research, and real estate. (*Milwaukee, Wisc.*)

A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services. (*California Planning Roundtable*)

Establishments or places of business engaged in the sale, rental, or repair of office equipment, supplies, and materials, or the provision of services used by office, professional, and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, as well as temporary labor services. (*Blacksburg, Va.*)

Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, consulting services, protective services, equipment rental, leasing, and financial services. (*Mequon, Wisc.*)

■ **buspool** (See also **carpool**; **vanpool**) A vehicle carrying 16 or more passengers commuting on a regular basis to and from work with a fixed route, according to a fixed schedule. (*Hermosa Beach, Calif.*)

■ **butcher shop** (See also **retail sales establishment, specialty**) A retail store supplying meat and poultry products where meat processing is limited to making cuts of meat from pre processed carcasses. (*Steamboat, Colo.*)

■ **by right** (See also **permitted use**) Refers to uses requiring a permit with no public hearing required. (*Pomfret Township, N.Y.*)

A use permitted or allowed in the district involved, without review by the review board, and complies with the provisions of these zoning regulations and other applicable ordinances and regulations. (*Montrose, Colo.*)

■ **bylaws** Rules adopted by a board which govern its procedures. (*New York Planning Federation*)

C

■ **cabana** (See also *accessory structure*)

An accessory building or a portion of the main building used as a bathhouse or a dressing area in connection with a swimming pool or a tennis court. (*Coral Gables, Fla.*)

A lightweight shelter containing an open side. (*Moorpark, Calif.*)

Any portable, demountable room or enclosure or a building or structure erected, constructed, or placed on a mobile home space and used in conjunction with a mobile home. (*Sedona, Ariz.*)

■ **cabaret** A commercial enterprise as defined by and licensed by the [state alcohol commission] pursuant to [state law], which presently defines “cabaret” as . . . “an establishment where patrons are entertained by performers who dance, sing, play instruments, or perform other legal acts for entertainment (but not to include a dinner theater) and where such entertainment may be performed during or after service of dinner. . . . (*Dewey Beach, Del.*)

Any room, place, or space maintained for general patronage where food and drink are served or dispensed and where patrons are permitted to engage in dancing. (*Golden, Colo.*)

Any establishment...where persons congregate for the purpose of eating, drinking, dancing, or singing, and where musical or live entertainment is provided. (*Mishawaka, Ind.*)

■ **cabin** (See also *housing, short-term rental; summer home*) Living quarters in a building separate from and in addition to the main residential building on a lot, used for intermittent or temporary occupancy by nonpaying guests; provided that the quarters have no kitchen, cooking facilities, or kitchen sink. The quarters shall be not be rented, leased, or otherwise made available for compensation of any kind. (*Jacksonville, Fla.*)

A small one story house built and designed for temporary use. (*Indian Trail, N.C.*)

A single-family dwelling that does not exceed 700 square feet in total area and contains no more than one sleeping room or area, and is available for rent on a limited or long-term basis. (*Valdez, Alaska*)

■ **cabin, hunting and fishing** Buildings used only during hunting and fishing seasons as a base for hunting, fishing, and outdoor recreation. (*Marinette County, Wisc.*)

■ **cabin, trapper's** Buildings used as a base for operating one or more trap lines. (*Marinette County, Wisc.*)

■ **café** (See *coffee house; restaurant definitions*)

■ **caliper** (See *tree caliper*)

■ **camp, day or youth** A camp providing facilities for groups of young people such as YMCA camps, Boy Scout camps, and Girl Scout camps. (*Gurnee, Ill.*)

The use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group. (*Austin, Tex.*)

An establishment, either publicly or privately owned, complete with buildings, structures, and sanitary facilities and services designed for the recreation and education of youth. (*Marinette County, Wisc.*)

A residential child-care facility which provides foster care either at a permanent camp site or in a wilderness setting. (*Concord, N.C.*)

A tract of land devoted to primarily outdoor recreation uses not including overnight accommodations for users. (*Pulaski County, Va.*)

■ **camp, organizational** (See also *retreat center; retreat, religious*) Lodging facilities operated by religious or secular organizations for their members and not open to the general public. Includes convents and monasteries. (*Truckee, Calif.*)

■ **camp, recreation** An establishment consisting of a permanent building or group of permanent buildings used periodically by an association of persons where seasonal accommodations for recreational purposes are provided only to the members of such association and not to anyone who may apply. (*Brookfield, Wisc.*)

Premises and facilities used occasionally or periodically for the accommodation of members of groups or associations for outdoor recreational activities. (*Grand Chute, Wisc.*)

■ **camp, summer** A tract of land used or designed to be used for seasonal accommodation of individuals in tents or similar rustic structures and for use by such individuals for sports, handicrafts, and other outdoor oriented activities and recreation. (*Pulaski County, Va.*)

Land under single ownership and management having tents, buildings, or other shelters (not including recreational vehicles or mobile homes) for recreational or educational purposes and accommodating four or more people for two or more days, or portions thereof. (*Loveland, Colo.*)

■ **camp, therapeutic** A residential treatment facility provided in a camping environment which is designed to assist individuals to develop behavioral control, coping skills, self-esteem, and interpersonal skills. (*Concord, N.C.*)

■ **camper** Any individual who occupies a campsite or otherwise assumes charge of, or is placed in charge of, a campsite. (*Loveland, Colo.*)

■ **camper trailer** (See also *trailer, travel*) A structure designed to be mounted on a pickup or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational, and vacation uses. (*Beverly Hills, Calif.*)

A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation. (*Bayfield County, Wisc.*)

A vehicular unit mounted on wheels and constructed with collapsible partial side

walls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use. (*Hedwig Village, Tex.*)

A canvas folding structure, mounted on wheels and designed for travel and vacation use. (*Beverly Hills, Calif.*)

■ **campfire** (See *recreation fire*)

■ **campground** Temporary or permanent buildings, tents, or other structures established or maintained as a temporary living quarter, operated continuously for a period of five days or more for recreation, religious, education, or vacation purposes. (*Cascade Charter Township, Mich.*)

Any area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, motor homes, or mobile trailers for dwelling, lodging, or sleeping purposes and is held out as such to the public. Campsite does not include any manufactured housing community. (*Imperial Beach, Calif.*)

A lot in single ownership that has been developed or is intended to be developed for occupancy by tents and all types of recreational vehicles, including tent trailers, for transient dwelling purposes. (*Loveland, Colo.*)

An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind. (*Bayfield County, Wisc.*)

Any parcel or tract of land under the control of any person, organization, or governmental entity . . . wherein sites are offered for the use of the public or members of any organization for the establishment of temporary living sites for two or more recreational vehicles or camping units. (*Indian Trail, N.C.*)

■ **campground, primitive** A campground accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers. (*Indian Trail, N.C.*)

■ **campground, semi primitive** A campground accessible only by walk-in, pack-in, equestrian, or motorized trail vehicles where rudimentary facilities (privies and/or fireplaces) may be provided for the comfort and convenience of the campers. (*Indian Trail, N.C.*)

■ **campground, semi-developed** A campground with two or more camping unit sites, accessible by vehicular traffic. Roads, facilities (toilets and/or privies) are provided. (*Indian Trail, N.C.*)

■ **campground, developed** A campground with two or more camping unit sites, accessible by vehicular traffic where sites are substantially developed and tables, refuse containers, flush toilets, bathing facilities, and water are provided. (*Indian Trail, N.C.*)

■ **campground, fully developed** A campground with two or more camping unit sites, accessible by vehicular traffic and provided with one or more service buildings. These sites may have individual water, sewer, and electrical connections. (*Indian Trail, N.C.*)

■ **camping trailer** (See *trailer, travel*)

■ **camping unit** Any tent, trailer, lean-to, recreational vehicle, or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education, or vacation purposes. (*Loveland, Colo.; Concord, N.C.*)

■ **campsite** Any plot of land within a campground intended for exclusive occupancy by a camping unit or units under the control of a camper. (*Loveland, Colo.*)

An area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed 10 individuals, and which involves site improvements that may include, but need not be limited to gravel pads, parking areas, fireplaces, or tent platforms. (*Limington, Maine*)

Any plot, parcel, or tract, or portion thereof, intended for exclusive occupancy by a camping unit. (*Concord, N.C.*)

■ **campus** (See also *educational facilities, college/university*) A contiguous area

of land constituting and making up the grounds of a college or university containing the main buildings or within the main enclosure; provided, however, that for the purpose of this definition the contiguity of any land area involved shall not be deemed to be destroyed by the presence of public rights-of-way. (*Denver, Colo.*)

■ **canal** (See also *channel*) An artificial channel for conveyance of water including laterals and drains. (*El Paso, Tex.*)

An artificial open channel or waterway constructed for one or more of the following purposes: a) transporting water, b) connecting two or more bodies of water, and c) serving as a waterway for watercraft (*Adams Count, Pa.*)

■ **candle/candela** (See also *lighting definitions*) Unit of luminous intensity. One candela [or candle] is one lumen per steradian. . . . (*International Dark-Sky Association*)

A measure of light intensity. A candela is equal to 1/60 of the luminous intensity per square centimeter of a blackbody radiating at the temperature of solidification of platinum (2.046 degrees Kelvin). (*Troy, Ohio*)

■ **candlepower** (See also *footcandle; lighting definitions; lumen*) Luminous intensity expressed in candelas. (*International Dark-Sky Association*)

The amount of light that will illuminate a surface one foot distant from a light source to an intensity of one footcandle. Maximum (peak) candlepower is the largest amount of candlepower emitted by any lamp, light source, or luminaire. (*Williamson County, Tenn.*)

The amount of light that will illuminate a surface one foot distant from a light source to an intensity of one foot-candle. Maximum (peak) candlepower is the largest amount of candlepower emitted by any lamp, light source, or luminaire. (*Troy, Ohio*)

■ **candy store** (See *restaurant, specialty*)

■ **canopy** With reference to structures, a rooflike cover, including an awning, that projects from the wall of a building over a door, entrance, or window; or a free-

standing or projecting cover above an outdoor service area, such as at a gas-line service station. A marquee is not a canopy. With reference to bufferyards, a landscape element that functions as an overhead or "ceiling," used in single or multiple plantings to create shade. (*Tippacanoe County, Ind.*)

A rooflike structure serving the purpose of protecting pedestrians from rain and sun, which structure projects from a building, and the width of which ("width" being taken as the dimensions parallel to the face of the building) is not greater than one-fourth the width of the face of the building or 20 feet, whichever is lesser. Such structure must be open on three sides and, if ground-supported, supports must be confined in number and cross-section area to the minimum necessary for actual support of the canopy. (*Denver, Colo.*)

A roofed structure constructed of fabric or other material supported by the building or by support extending to the ground directly under the canopy [and] placed so as to extend outward from the building providing a protective shield for doors, windows, and other openings. (*North Liberty, Iowa*)

A detachable, rooflike cover, supported from the ground or deck, floor or walls of a structure, for protection from the sun or weather. (*Dewey Beach, Del.; Rock Hall, Md.*)

A rigid multisided structure covered with fabric, metal, or other material, and supported by a building at one or more points or extremities and by columns or posts embedded in the ground at other points or extremities. Any structure that extends above any adjacent parapet or roof of supporting building is not included within the definition of building canopy. (*Renton, Wash.*)

■ **canopy, entrance** A roof-like covering over a door or an opening of a structure intended and used for the purpose of sheltering persons or inanimate objects from the rays of the sun and from rain and weather. Entrance canopies shall be attached to the building and may be supported from the ground up; the overall

width of said entrance canopies shall be a maximum of the entrance opening and framing width, plus 12 inches, and said entrance canopies shall extend out perpendicular from the building. Entrance canopies are permitted on commercial buildings only. (*Coral Gables, Fla.*)

■ **canyon** (See also *natural feature*) A deep, narrow landform having high, steep slopes. (*Santa Clarita, Calif.*)

■ **capacity** The maximum lawful level of designed use of any structure, or part thereof, as determined by the city's adopted building code and expressed in terms of occupants, seats, persons, employees, or other units specified by the building code. (*Gainesville, Fla.*)

The maximum number of persons that can avail themselves of the services (or goods) of an establishment or use at any one time, as determined by the required floor space per person established in the building code. (*Minneapolis, Minn.*)

■ **capacity, net** Population and employment growth likely to occur under zoned capacity, minus existing infrastructure and service standard limitations. (*Renton, Wash.*)

■ **capacity, planned** Population and employment growth planned (contained in local comprehensive plans with a specified horizon) in the context of the countywide planning policies. (*Renton, Wash.*)

■ **capacity, zoned** Population and employment growth permitted under current zoning, land development, and environmental regulations. (*Renton, Wash.*)

■ **capital improvement** Any building or infrastructure project that will be owned by a governmental unit and purchased or built with direct appropriations from the governmental unit, or with bonds backed by its full faith and credit, or, in whole or in part, with federal or other public funds, or in any combination thereof. A project may include construction, installation, project management or supervision, project planning, engineering, or design, and the purchase of land or interests in land. (*Growing Smart Legislative Guidebook*)

Any physical asset constructed or purchased to provide, improve, or replace a public facility and which is large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. (*Indian River County, Fla.*)

When pertaining to government, an acquisition of real property, major construction projects, or acquisition of expensive equipment expected to last a long time. (*Clarkdale, Ariz.*)

Physical assets constructed or purchased to provide, improve, or replace a public facility and which are large-scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.... Physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements. (*Temple Terrace, Fla.*)

A public facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the city, a special district, or a private service provider. (*Concord, N.C.*)

■ **capital improvement, planned** A capital improvement designed for construction within a period not to exceed six years in a capital improvements program. (*Concord, N.C.*)

■ **capital improvements budget** The capital improvement program put into dollars and cents terms, indicating the prorated amount to be expended for each project listed over a given period, and including the sources of revenue. (*Handbook for Planning Commissioners in Missouri*)

A plan of proposed capital outlay appropriations and means of financing them. (*Indian River County, Fla.*)

The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. (*Temple Terrace, Fla.*)

■ **capital improvements element** That portion of the . . . comprehensive plan which . . . guides the provision of the needed capital improvements identified

in the other plan elements. (*Indian River County, Fla.*)

■ **capital improvements program** (See also **improvement plan**) A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. Included are all major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses, for the purchase, construction, or replacement of the physical assets for the community. (*Park City, Utah*)

A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the general plan. (*California Planning Roundtable*)

A community's present and near-future financial plan that matches future capital improvement costs, such as sewers, hospitals, and roads, to anticipated revenues. The planning and zoning commission should be given authority to develop and review the capital improvements program proposal, thereby linking planning to the annual budgetary process. Capital improvements programs are usually prepared for five or six years and updated annually. (*Iowa State University Extension Service*)

A timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. (*Clarkdale, Ariz.*)

A plan setting forth, by category of public facilities, those capital improvements and that portion of their costs which are attributable to serving new development within designated service areas for such public facilities over a period of specified years. "Capital improvements program" may refer either to the plan for a particular service area or to the aggregation of capital improvements and the associated

costs programmed for all service areas for a particular category of public facilities. (*Concord, N.C.*)

■ **car shelter** (See **carport**)

■ **car wash** The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment. (*Austin, Tex.*)

A building or portion thereof containing facilities for washing more than two automobiles, using production line methods. The use of personnel for one or more phases of this operation in conjunction with or without complete automatic or mechanical devices does not alter its classification. For the purpose of this ordinance, coin-operated devices . . . operated on a self-service basis shall be construed to be the same. (*Grant County, Ky.*)

Mechanical facilities for the washing or waxing of private automobiles, light trucks and vans, but not commercial fleets, as an accessory use to an automobile service station. (*Multnomah County, Ore.*)

A car wash wherein operating functions are performed entirely by an operator owner with the use of washing, waxing, and drying equipment supplemented with manual detailing by the operator owner. (*Cathedral City, Calif.*)

■ **car wash, industrial** Mechanical facilities for the washing, waxing, and vacuuming of automobiles, heavy trucks, and buses. (*Multnomah County, Ore.*)



self-service carwash

■ **car wash, self-service** A car wash wherein the customer provides labor and where no self-propelled wash racks are provided. (*Glendale, Calif.*)

An establishment where washing, drying, polishing, or vacuuming of an automobile is done by the driver or the occupant. (*El Paso, Tex.*)

■ **caretaker, child** (See also **daycare home definitions**) A person residing in the home where a child care facility operates, whose duties include but are not limited to direct care, supervision, and guidance. (*El Paso, Tex.*)

■ **caretaker, property** An employee who must be on the property for a substantial portion of each day for security purposes or for the vital care of people, plants, animals, equipment, or other conditions of the site, and who does not have a possessory interest in the property. (*Moorpark, Calif.*)

Any person who resides on the property and who performs maintenance or repair services on a regular basis. (*Woodside, Calif.*)

One who is employed to maintain, repair, and protect a facility or property. (*El Paso, Tex.*)

■ **caretaker's residence** (See also **watchman's dwelling**) A single-family dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the owner-caretaker. (*Yakima, Wash.*)

An accessory dwelling on a nonresidential premises, occupied by the person who oversees the nonresidential operation 24 hours a day, and his or her family. (*Tippacano, Ind.*)

A permanent residence, secondary and accessory to an existing main dwelling for persons employed principally on-site for purposes of care and protection of per-



caretaker's residence

sons, property, plants, animals, equipment, or other circumstances on site or on contiguous lots under the same ownership. (*Monterey County, Calif.*)

■ **cargo, breakbulk** Cargo packed in separate packages or individual pieces of cargo and loaded, stored, and unloaded individually. (*Seattle, Wash.*)

■ **cargo container** (See also *freight container*) A standardized, reusable vessel that is or appears to be: (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, or (2) designed for or capable of being mounted or moved on a rail car, or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship. (*Burien, Wash.*)

■ **cargo, containerized** (See also *terminal, cargo*) Cargo packed in a large (typically eight feet by eight feet by 20 feet) trunk-like box, and loaded, stored, and unloaded as a unit. (*Seattle, Wash.*)

■ **carnival** (See also *amusement definitions; circus; special event*) Any aggregation of shows or riding devices, games of skill or chance, or any combination of shows and riding devices, or any combination of several enterprises, such as revolving wheels, merry-go-rounds, giant swings, panoramas, musical and theatrical entertainments, or riding devices, whether carried on or engaged in or conducted in any field, park, or in a building or enclosure,

and whether carried on, engaged in, or conducted as one enterprise or by several concessionaires, and whether one admission fee is charged for admission to all such shows or entertainments, or separate fee for admission is charged for each amusement. (*Aurora, Ill.*)

Any establishment at which a combination of attractions or exhibitions, such as rides, illusions, freak shows, eating concessions, and gaming booths, with a main attraction and/or sideshows, are available for the purpose of amusement and entertainment and where the public pays either an admission or participation fee. A carnival with more than three attractions and exhibitions shall be deemed to be a large carnival; a carnival with no more than three attractions and exhibitions shall be deemed to be a small carnival. A carnival shall be inclusive of an exhibition as defined in this section. (*Glendale Ariz.*)

A traveling or transportable group or aggregation of rides, shows, games, or concessions or any combination thereof. (*Fairfax County, Va.*)

Major: A promotional event intended to attract people to a site where there may or may not be an admission charge, and which may include such activities as rides, entertainment, game booths, food stands, exhibitions, and animal displays. Minor: A promotional event intended to attract people to a site where there is no admission charge, and which may include

up to seven small rides, each a maximum of 15 feet in height, and such activities as entertainment, game booths, food stands, exhibitions, and animal displays. (*Scottsdale, Ariz.*)

A temporary outdoor amusement center involving assemblages of more than 300 people on a site where there may or may not be an admission charge, and which may include such activities as rides, entertainment, games, booths, food services and sales, exhibitions, and animal displays. Major circuses and carnivals shall not include activities conducted at the county fairgrounds or temporary outdoor events conducted as a public or semi-public use. (*Loveland, Colo.*)

An outdoor amusement business consisting of sideshows, vaudeville, games, exhibitions, or riding devices such as merry-go-rounds, ferris wheels, loop planes, chairplanes, or other rides. (*Lincoln, Nebr.*)

■ **carpool** (See also *commuter matching service; paratransit; transportation demand management; vanpool*) A vehicle carrying two to six persons commuting together to and from work on a regular basis. (*Hermosa Beach, Calif.*)

A group of people in excess of some minimum number (usually two or three persons) traveling to the same or relatively nearby locations. (*Renton, Wash.*)

A shared ride by two or more employees in motor vehicles, to and from their worksite(s). (*San Juan Capistrano, Calif.*)

A vehicle occupancy of two or more persons ages 16 years or older commuting to or from work or school. (*Moorpark, Calif.*)

■ **carport** (See also *porte-cochere*) A roofed structure not more than 75 percent enclosed by walls and attached to the main building for the purpose of providing shelter for one or more motor vehicles. (*Coral Gables, Fla.*)

An accessory structure made of canvas, aluminum, or similar materials, or any combination thereof, on movable framing for the shade and shelter of one or two private passenger vehicles. (*Miami, Fla.*)

A permanent roofed structure permanently open on at least two sides, de-



carport

signed for or occupied by private passenger vehicles. (*Edmond, Okla.*)

Any parking space or spaces having a roof but not enclosed by walls and accessory to a dwelling unit or units. Carports shall not include any parking structures. (*Ames, Iowa*)

An accessible and usable covered parking space of not less than 10 by 20 feet (inside dimensions), and open on one or more sides. (*Santa Rosa, Calif.*)

An automobile shelter having one or more sides open. (*Mora, Minn.*)

■ **carriage house** (See also **accessory dwelling**) A structure usually located at the rear of a building lot immediate to an alley. A carriage house is most often a two-story structure. The ground level was used to protect carriages and horses and the attic story was used to store feed. Living quarters were frequently incorporated into the structure for the driver or hired hand. (*St. Louis, Mo.*)

■ **carrying capacity** (See also **system capacity**) Level of use which can be accommodated and continued without irreversible impairment of natural resource productivity, the ecosystem, and the quality of air, land, and water resources. (*Deschutes County, Ore.*)

■ **carrying capacity analysis** (See also **adequate public facilities ordinance**) An assessment of the ability of a natural system to absorb population growth as well as other physical development without significant degradation. (*Growing Smart Legislative Guidebook*)

Used in determining the potential of an area to absorb development. (1) The level

of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (*California Planning Roundtable*)

A measure of the ability of a region to accommodate the growth and development within the limits defined by existing infrastructure and natural resource capabilities. (*Iowa State University Extension Service*)

■ **carry-out restaurant** (See **restaurant, carry-out**)

■ **casino** (See **gambling casino**)

■ **catering service** An establishment that serves and supplies food to be consumed off premises. (*Dallas, Tex.*)

A service providing meals or refreshments for public or private entertainment for a fee. (*Bel Air, Md.*)

An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption. (*Loveland, Colo.*)

A social or home catering service provides food and incidental service for a social affair or for a private dwelling, but does not use commercial vehicles that are equipped in any manner for the purpose of transporting food to be sold directly from such vehicles. (*Miami, Fla.*)

■ **catering service, industrial** An industrial catering service uses vehicles equipped to transport food to be sold directly from such vehicles. (*Miami, Fla.*)

■ **cattery** (See also **kennel**) A place where four or more adult cats are kept, whether by owners of the cats or by persons providing facilities and care, whether or not for compensation, but not including small animal hospitals, clinics, or pet shops. An adult cat is one of either sex, altered or unaltered, that has reached the age of six months. (*Federal Way, Wash.*)

A commercial establishment wherein any person, for profit, buys, sells, boards, breeds, or grooms cats. (*Raleigh, N.C.*)

■ **catwalk** Any structure extending transversely from the main walk. (*Borough of Hopatcong, Sussex County, N.J.*)

■ **cave** (See also **natural feature; sinkhole**) Any natural subterranean cavity that is at least 50 feet in length and/or depth, or that contains obligatory cavernicolous fauna (animals obliged to live underground). The word "cave" includes, but is not limited to, cavern, pit, pothole, well (natural), sinkhole, and/or grotto. (*Huntsville, Ala.*)

■ **ceiling** The surface suspended from or attached to the underside of floors or roofs which does not form a structural part of a floor or roof or shall mean the underside of exposed floor or roof construction. (*Wadsworth, Ohio*)

■ **ceiling height** The clear distance between the floor and ceiling directly above. (*Wadsworth, Ohio*)

■ **cellar** (See also **basement; crawl space**) That portion of a building between floor and ceiling that is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. (*Lincoln, Nebr.*)

A space having more than one-half of its height below grade and which may not be occupied for dwelling purposes. (*Mequon, Wisc.*)

A story having more than one-half of its height below grade. A cellar is not included in computing the number of sto-

ries for the purpose of height measurement. (*Wheeling, Ill.*)

A storage room or rooms located under the main floor or floors of a building and which are partly or totally below ground level. (*Boise City, Idaho*)

That portion of the building having more than one-half of the floor-to-ceiling height below the average grade of the adjoining ground. (*Hopkins, Minn.; Mora, Minn.*)

A story the floor of which is more than one-half of its story height below the average level of the adjoining ground at the exterior walls of the building. A cellar, when used as a dwelling, shall be counted as a story for purposes of height measurement. (*Wayne County, Ind.*)

■ **cellular** (See also **telecommunications definitions**) An analog or digital wireless communication technology that is based on a system of interconnected neighboring cell sites, each of which contains antennae. (*Truckee, Calif.*)

■ **cemetery** (See also **columbarium; crematorium; mausoleum**) Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities. Mortuaries shall be included when operated within the boundary of such cemetery. (*Blacksburg, Va.*)

A place used for interment of human or animal remains or cremated remains, including a burial park for earth interments,

a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof. (*Carroll County, Md.*)

Land used for the burial of the dead, and dedicated for cemetery purposes, excluding columbariums, crematoriums, mausoleums, and mortuaries. (*Stonington, Conn.*)

Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes including columbariums, crematoriums, mausoleums, and funeral establishments, when operated in conjunction with and within the boundary of such cemetery. (*Richland, Wash.*)

■ **cemetery burial space** A lot or portion of a lot in any cemetery designated and maintained for the interment of a human body or bodies or remains thereof and for no other purpose. (*Waukegan, Ill.*)

■ **cemetery, church adjunctive** An area, one acre or less, owned and operated by an adjoining church. (*Pulaski County, Va.*)

■ **cemetery, memorial park** A perpetual care, landscaped cemetery in which all grave and plot markers must be flush with the ground grade. (*Sedona, Ariz.*)

■ **cemetery, pet** A parcel of land, buildings, and/or structures used for the interring of animal remains. (*McHenry County, Ill.*)

■ **census** A complete enumeration, usually of a population, but also businesses and commercial establishments, farms, governments, and so forth. (*United States Census Bureau*)

■ **census tract** A small, relatively permanent statistical subdivision of a county in a metropolitan area or a selected non-metropolitan county, delineated by a local committee of census data users for the purpose of presenting decennial census data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. (*United States Census Bureau*)

Commentary: *Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time the census data users established them, census tracts usually contain between 2,500 and 8,000 inhabitants. They may be split by any sub-county geographic entity.*

■ **central business district** (See also **town center**) A business, office, and residential district to provide a full range of services, and a variety of uses in a downtown atmosphere. (*Arvada/Jefferson County, Colo.*)

The major commercial downtown center of a community. General guidelines for delineating a downtown area are defined by the U.S. Census of Retail Trade, with specific boundaries being set by the local municipality. (*California Planning Roundtable*)

An urban downtown district . . . that has design features and a diversity of uses not found in the commercial and office districts. Such uses include government buildings, cultural facilities, hotels, apartments, retail shops, and ancillary uses. (*Peoria, Ill.*)

The major shopping area within the city usually containing, in addition to retail uses, government offices; service uses; professional, cultural, recreational, and entertainment establishments and uses; residences, hotels, and motels; appropriate industrial activities; and transportation activities. (*Iowa State University Extension Service*)



cemetery

An area around the downtown portion of the city allowing for higher intensity residential uses as well as commercial, office, personal services, governmental, and similar uses intended to serve the community and the area surrounding the city. (*Fort Wayne, Ind.*)

■ **certificate of appropriateness** A permit issued by the historic architecture review board granting an applicant approval for the alteration, change, demolition, relocation, excavation, or new construction of contributing site, contributing structure, landmark, noncontributing structure, or noncontributing site in an historic district. (*Blacksburg, Va.*)

■ **certificate of completion** A written document required prior to occupancy, issued for a use upon a developer's compliance with the provisions of this code and any applicable development agreement. (*Boulder, Colo.*)

■ **certificate of compliance** A statement, signed by an administrative officer, setting forth that a building, structure, or use complies with the zoning ordinance and building codes and that the same may be used for the purposes stated on the permit. (*Durham, N.C.*)

Certification issued by signature of the planning and zoning official certifying that a proposed development complies with the terms and provisions of this zoning code; such certification shall constitute a statement as to compliance of proposed building with this code. (*Hedwig Village, Tex.*)

■ **certificate of occupancy** A document issued by the proper authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable municipal codes and ordinances. (*Sioux Falls, S.Dak.*)

The written approval of the zoning administrator certifying that a newly constructed structure, addition to an existing structure, or existing structure undergoing a change in use is in full compliance with the provisions of this ordinance and that such structure is habitable and in conformance with all

applicable building codes and regulations. (*Gurnee, Ill.*)

A document signed by the building inspector as a condition precedent to the commencement of a use after the construction/reconstruction of a structure or building which acknowledges that such use, structure, or building complies with the provisions of this ordinance. (*Muskegon, Mich.*)

A certificate issued by the building official which certifies that a structure has been erected in accordance with this zoning code and all other ordinances of the city, the effect of which shall permit the occupancy of a building. (*Hedwig Village, Tex.*)

A written statement by the director of planning and development or the building and zoning official that the building, use, and premises is in compliance with all applicable standards, including this zoning code. (*Glen Ellyn, Ill.*)

A certificate issued by the administrator to a non-residential use prior to that use's opening or initiating operations which indicates that the use complies with all pertinent requirements of this ordinance. (*Wood River, Ill.*)

■ **certified** [A guarantee that] a facility and staff [are] qualified and able to provide certain tests and measurements relating to specific tasks and traceable to established standards. (*Renton, Wash.*)

■ **certify** A certification by an agency or official...of the existence of some fact or circumstance, whether made in oral or written form, which provides reasonable assurance of the accuracy of the certification. (*Concord, N.C.*)

■ **cesspool** (See also *septic tank*) Any buried chamber including but not limited to any metal tank, perforated concrete vault, or covered hollow or excavation, which receives or discharges sanitary sewage from a building sewer for the purpose of collecting solids or discharging liquids to the surrounding soil. Cesspools are not an approved method of sewage disposal under these regulations and all existing cesspools are substandard. (*New Shoreham, R.I.*)

A covered pit which receives raw sewage direct without an intervening septic tank. (*Charleston, Ill.*)

■ **chainwall** The exterior foundation wall used to elevate a structure above grade and provide support for the structure's exterior walls and floor system. The chainwall extends around the periphery of the structure and shall not be construed to include such items as driveways, courtyards, and loading docks. (*Baton Rouge, La.*)

■ **change of occupancy** (See *occupancy, change of*)

■ **change of use** (See *use, change of*)

■ **channel** (See also *canal; ditch; diversion; watercourse*) An open conduit, either naturally or artificially created, which periodically or continuously contains moving water, or which forms a connecting link between two bodies of water. (*Yakima County, Wash.*)

Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or man-made drainage way that has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently. (*Schaumburg, Ill.*)

The portion of a natural stream that conveys normal flows of water, or a ditch or channel excavated for the flow of water. (*Grand Traverse County, Mich.*)

That part of the waterway where the largest class of vessels that could use such waterway is required to navigate because of shallowness of water on both sides of such part, or delineated on an approved plan or navigational chart. (*Rock Hall, Md.*)

A natural or artificial depression of perceptible extent, with definite bed and banks to confine and conduct flowing water either continuously or periodically. (*Robbinsdale, Minn.*)

■ **channel bank** The sloping land bordering a channel. The bank has a steeper slope than the bottom of the channel and is normally steeper than upland areas

adjacent to the channel. (*Yakima County, Wash.*)

■ **channel diversion** A channel that intercepts surface water runoff and that changes the accustomed course of all or part of a stream. (*Maple Grove, Minn.*)

■ **channel modification** Alteration of a channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, riprapping (or other armoring), widening, deepening, straightening, relocating, lining, and significant removal of bottom or woody vegetation. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (e.g., straightening). (*Schaumburg, Ill.*)

■ **channelization** The improvement of a waterway to ensure containment of flow within a designated alignment. The purpose for such is to minimize erosion and retain a long-range capability to convey the maximum flow discharge. This work may be accomplished with the use of native materials, vegetation, rip-rap, as well as structural improvements. (*Beaverton, Ore.*)

■ **character** (See also *community of place; sense of place*) Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality. (*California Planning Roundtable*)

The image and perception of a community as defined by its built environment, landscaping, natural features and open space, types and style of housing, and number and size of roads and sidewalks. (*Austin, Tex.*)

■ **charitable organizations** (See also *eleemosynary institution; nonprofit organization*) Nonprofit organizations that are supported primarily by charity and whose principal function is the performance of charitable works or religious activities. This definition shall include but not be limited to churches, mosques, synagogues, or other religious institu-

tions. Not included in this definition are social organizations and clubs. (*Durham, N.C.*)

An establishment engaged in the giving of foods, goods, financial assistance, or grants, or offering services or other socially useful programs on a benevolent, nonprofit basis. (*Lake Elsinore, Calif.*)

Any entity which: (1) has been certified as a not-for-profit organizations under Section 501(c)(3) of the Internal Revenue code, and (2) has religious, charitable, or eleemosynary functions or is a religious or charitable organization. As used in this definition, a charitable organization is an organization which exclusively, and in a manner consistent with existing laws and for the benefit of an indefinite number of persons, freely and voluntarily ministers to the physical, mental, or spiritual needs of persons, and which thereby lessens the burdens of government. (*Golden, Colo.*)

■ **charrette** A public design workshop in which designers, property owners, developers, public officials, environmentalists, citizens, and other persons or group of people work in harmony to achieve an agreeable [project]. (*Monroe County, Fla.*)

■ **charter** The governing document of a municipality. (*New York Planning Federation*)

■ **check-cashing facility** (See also *currency exchange; pay-day loan agency*) A person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. "Check cashing facility" does not include a state or federally chartered bank, savings association, credit union, or industrial loan company. "Check cashing facility" also does not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money orders for minimum flat fee not exceeding two dollars as a service that is incidental to its main purpose or business. (*San Juan Capistrano, Calif.*)

■ **child** A person under 18 years of age. (*Altoona, Iowa*)

■ **child care** (See also *babysitting*) A service that provides for the care, health, safety, supervision, or guidance of a child's social, emotional, and educational growth, on a regular basis, in a place other than the child's own home. The following uses shall not be considered as child care under the terms of this chapter: (1) A program for children operated by the department of education or a public or private school; (2) a nonresidential program that provides child care for less than four hours a day; (3) a recreational program for children that operates for not more than 90 days in a calendar year; (4) a program whose primary purpose is to provide social, recreational, or religious activity for school-age children such as scouting, boys club, girls club, sports, or the arts; and (5) Child care where the provider cares for fewer than six children, not including children for whom the provider is a parent, stepparent, guardian, custodian, or other relative. (*Fort Wayne, Ind.*)

■ **child care center** (See also *day care definitions*) Any place operated by a person, society, agency, corporation, institution, or any other group that is licensed by the state wherein are received seven or more children under 17 years of age who are not related to such person and whose parents or guardians are not residents in the same house and with such person, society, agency, corporation, or institution responsible for the control and care of children enrolled therein. (*Baton Rouge, La.*)

A facility other than a private residence, receiving one or more minor children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. "Child care center" or "day care center" does not include a facility that provides care for less than two consecutive weeks, regardless of the number of hours or care per day. The facility is generally described as child care center, day care center, day nursery, nursery school, parent cooperative pre-school, play group, or drop-in center. "Child care center" or "day care center" does not include a Sunday school conducted by a religious organization where children are cared for during short periods of time while persons responsible

for such services are attending religious activities. (*Muskegon, Mich.*)

Any establishment that provides regular shelter, care, activity, and supervision (with or without academic instruction) for five or more children. (*Stonington, Conn.*)

A building, other than the operator's primary place of residence, where children receive child care from a provider: (1) while unattended by a parent, legal guardian, or custodian; (2) for regular compensation; and (3) for more than four hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays and holidays. The child care provider must hold a valid license from the [state]. It is intended that child care centers be classified as commercial uses and be located in commercial zoning districts. (*Fort Wayne, Ind.*)

A commercial or nonprofit child day care facility not operated as a small or large family day care home. Includes infant centers, preschools, and extended day care facilities. These may be operated in conjunction with a business, school, or religious facility, or as an independent land use. (*Rancho Mirage, Calif.*)

Commentary: A common fault of zoning codes is to treat all child care facilities as if they were large commercial operations. Zoning definitions of child care facilities should distinguish between home-based child care and larger child care centers. These distinctions should be based on the number of children to be served at the facility. When possible, the classifications should correspond to those included in state law pertaining to the licensing and regulation of child care. This same recommendation applies to care centers for people with developmental disabilities and senior citizens. Readers seeking additional information about child care center definitions and regulations should consult PAS Report No. 422, *Zoning for Child Care*, by Ann Cibulskis and Marsha Ritzdorf.

■ **child day care home** A private home in which more than six but not more than 12 minor children are given

care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four weeks during a calendar year. (*Muskegon, Mich.*)

A child care facility operated by a party who resides at the premises used for child care services, which provides service for periods less than 24 hours per day. (*Santa Rosa, Calif.*)

A residential structure, which is the primary residence of the child care provider, in which at least six children (not including the children for whom the provider is a parent, stepparent, guardian, custodian, or other relative) at any time receive child care from a provider: (1) while unattended by a parent, legal guardian, or custodian; (2) for compensation; and (3) for more than four hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. The child care provider must hold a valid license from the [state]. (*Fort Wayne, Ind.*)

■ **chimney** A vertical shaft of reinforced concrete, masonry, or other approved material enclosing one or more flues, for the purpose of removing products of combustion from solid, liquid, or gaseous fuel. (*Fort Wayne, Ind.*)

■ **Christmas tree sales facility** (See also *Halloween pumpkin sales lot; outdoor sales, seasonal*) A retail sales operation, generally conducted wholly out-of-doors, that offers for sale on a temporary, limited basis Christmas trees and related holiday items such as wreaths and Christmas tree stands. The allowable sales period extends generally from the Thanksgiving holiday through December 25. (*Azusa, Calif.*)

■ **church** (See also *religious institution*) A building used for nonprofit purposes by a recognized and legally established sect solely for the purpose of worship. (*Coral Gables, Fla.*)

A building wherein persons regularly assemble for religious worship and



church

which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes synagogue, temple, mosque, or other such place for worship and religious activities. (*Muskegon, Mich.*)

Commentary: Most zoning codes allow churches, either by right or as a conditional use, in residential districts. Some codes include accessory uses, such as schools, coffee houses, day care centers, bingo parlors, and halls, in the definition of church. A community, however, may want to distinguish these uses from the church itself because they are likely to have a greater impact on the surrounding residential area. Indeed, one of the problems confronting communities in the past few years is the creation of "megachurches" (see the definition of "church, megachurch" below) whose impacts far exceed those of a traditional church.

■ **church, community** A church or religious institution with a seating capacity of greater than 600 persons in the sanctuary or main activity area. (*Denver, Colo.*)

■ **church, large** A church or other place of religious worship having more than 400 seats or larger than 8,000 square feet of total gross floor area. (*Rancho Mirage, Calif.*)

■ **church, megachurch** A large, specialized type of house of worship that includes such nontraditional accessory uses as retail sales, residential uses, amusement parks, and sports and enter-

tainment facilities, as an integrated part of the development. (*Easton, Md.; Los Ranchos de Albuquerque, N.Mex.*)



megachurch

■ **church, neighborhood** A church or religious institution with a seating capacity of 600 persons or fewer in the sanctuary or main activity area. (*Denver, Colo.*)

■ **church, small** A church or other place of religious worship having 400 or fewer seats or no larger than 8,000 square feet of total gross floor area. (*Rancho Mirage, Calif.*)

■ **cineplex** (See *movie theater, cineplex*)

■ **circulation system** A network of transit, automobile, bicycle, and pedestrian rights-of-way that connect origins and destinations. (*California Planning Roundtable*)

Those means of transportation that carry passengers or goods to, from, over, or along a corridor. (*Renton, Wash.*)

Systems, structures, and physical improvements for the movement of people, goods, fuel, water, air, sewage, or power by such means as streets, highway, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points. (*Colts Neck, N.J.*)

■ **circus** (See also *amusement definitions; carnival; special event*) A temporary

food service, sales, or small-scale games. (*National City, Calif.*)

A temporary outdoor amusement center involving assemblages of more than 300 people on a site where there may or may not be an admission charge, and which may include such activities as rides, entertainment, games, booths, food services and sales, exhibitions, and animal displays. Major circuses and carnivals shall not include activities conducted at the county fairgrounds or temporary outdoor events conducted as a public or semi-public use. (*Loveland, Colo.*)

■ **cistern** (See also *holding tank*) An underground reservoir or tank for storing rainwater. (*Conemaugh Township, Pa.*)

■ **citizen action group** A requirement for formalized citizen participation in the determination of where and how Community Development Block Grants will be spent. Since the inception of the requirement to show citizen involvement in community planning and action in the Federal Housing Act of 1954, the federal government has continued to increase its pressure for representative citizen involvement in policy determination in the use of aid money. Members of CAGs are usually appointed, although in some instances election by districts may be used. In all cases, the membership is required to be representative to all geographic, economic, and ethnic groups. (*Handbook for*

Planning Commissioners in Missouri)

■ **citizen participation** The process through which citizens who live and/or work in an area are actively involved in the development of plans and recommendations. (*Prince George's County, Md.*)

■ **city** (See also *jurisdiction*) [T]he city of [city name] or the area within the territorial limits of the city of [city name] and such territory outside of the city over which the city has jurisdiction or control by virtue of any constitutional or statutory provision. (*Soldotna, Alaska*)

A form of municipal government; also, the territory lying within the boundaries of such government. (*New York Planning Federation*)

An incorporated place that has combined its governmental functions with a county or sub-county entity but contains one or more other incorporated places that continue to function as local governments within the consolidated government. (*United States Census Bureau*)

■ **city council** The legislative or governing board in most cities. (*New York Planning Federation*)

The body established under and by the authority of the laws of the [state] for the enactment of ordinances and the enforcement thereof and having the ultimate authority for amendment or repeal of any provision of this code. (*Hedwig Village, Tex.*)

■ **city-county consolidation** (See *government, consolidated*)

■ **city planner** (See *planner definitions*)

■ **city planning** The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed, and controls enacted to achieve the goals and objectives as they relate to cities and communities. (*Iowa State University Extension Service*)

Furthering the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations. (*American Planning Association*)

The process of setting development goals and policy, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information (*Austin, Tex.*)

■ **civic center** (See also *town center*) An area developed or to be developed with any of the following public buildings or uses, including offices, libraries, playgrounds, parks, assembly halls, police stations, fire stations. (*Santa Clara County, Calif.*)

■ **civic event** (See also *special event*) Any type of race, parade, art show, competition, entertainment, or community activity to which the general public is invited, either expressly or by implication. (*Sedona, Ariz.*)

An event determined by the town council to be of community importance. (*Truckee, Calif.*)

■ **civil defense** (See also *emergency definitions*) The preparations for and the carrying out of all emergency functions, other than functions for which military forces are primarily responsible, to prevent, minimize, and repair injury and damage resulting from disasters caused by enemy attack, sabotage, or other enemy hostile action, or from fire, flood, earthquake, or other natural causes. These functions include, without limitation, firefighting services, police services, medical and health services, rescue, engineering, air-raid warning services, communications, radiological, chemical and other special weapons defense, evacuation of persons from stricken areas, emergency welfare services, emergency transportation, existing or properly assigned functions of plant protection, temporary restoration of public utility services, and other functions related to civilian protection, together with all other activities necessary or incidental to preparation for and carrying out of the foregoing functions. (*Rochester, Minn.*)

■ **civil defense forces** (See also *law enforcement officer*) Any personnel employed by the city and any other volunteers or paid members of the local civil defense organization engaged in carrying on civil defense functions. (*Rochester, Minn.*)

■ **civil engineering** (See *engineering, civil*)

■ **classification** (See *land-use classification*)

■ **classroom** Educational facilities of the district required to house students for its basic educational program. The classrooms are those facilities the district determines are necessary to best serve its student population. Specialized facilities as identified by the district, including but not limited to gymnasiums, cafeterias, libraries, administrative offices, and child care centers, shall not be counted as classrooms. (*Bellevue, Wash.*)

■ **clear-cutting** (See also *forestry definitions; timber harvesting*) Removal of an entire stand of trees and shrubs. (*St. Paul, Minn.*)

Any timber harvesting on a forested site greater than five acres in size that results in a residual basal area of acceptable growing stock trees over 4.5 inches in diameter at breast height of less than 30 square feet per acre unless the following condition exists: after harvesting, the site has a well distributed stand of acceptable growing stock as defined in these rules of at least three feet in height for softwood trees and five feet in height for hardwood trees. (*Maine Department of Conservation*)

The entire removal of a stand of trees or vegetation. (*Jordan, Minn.*)

The removal of trees and brush from the land, not including the ordinary mowing of grass. (*Temple Terrace, Fla.*)

■ **clear vision area** The area bounded by the street property lines of corner lots and a line joining points along said street lines 20 feet from their point of intersection. (*Renton, Wash.*)

An unoccupied space extending along the full width of the front lot line between side lot lines and extending 10 feet from the abutting street right-of-way. Such space shall remain clear of obstructions between three and 12 feet above grade. (*Menasha, Wisc.*)

■ **clear vision triangle** (See also *corner clearance; sight distance triangle*) The vision triangle at a street intersection or street and railroad intersection shall be

formed horizontally, by measuring 40 feet along the roadway edges or roadway and railroad track edges from the intersection of the roadway edges or roadway edge and railroad track and connecting those points, and vertically by measuring between three feet and 10 feet above grade. The clear vision triangle at driveway and street intersections: Where a driveway enters the street right-of-way, a vision triangle shall be formed horizontally, by measuring 10 feet into the lot as measured from the sidewalk edge that is closest to the property line (or from the property line if no sidewalk exists), and 20 feet along the sidewalk edge (or property line if no sidewalk exists) parallel to the street, and vertically by measuring between three feet and 10 feet above grade. (*Boise City, Idaho*)

An area of unobstructed vision at street intersections between three and eight feet above the gutter line and within a triangular area at the street corner, which area is bounded by: (1) The street property lines of the corner lot and a line connecting points 25 feet distant from the intersection of the property lines of such lot; or (2) The curb lines of an intersection and a line connecting points 35 feet distant from the corner of the intersection, such corner determined by projecting the curb lines out to a specific point, whichever is the lesser. (*Albuquerque, N.Mex.*)

In all districts nothing shall be erected, placed, planted, or allowed to grow on a corner lot in such a manner as to significantly impede vision between a height of three feet above the center line street grades of the area described as follows: that triangular area bounded by the street or road right-of-way line of a corner lot or tract and a straight line joining points on said right-of-way lines, 25 feet from said corner. (*North Liberty, Iowa*)

A triangular area located at the intersection of two streets, a street and a railroad, or a street and a driveway; two sides of which are measured from their corner intersection for a distance specified in this title. . . . The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides. Where the lot lines at intersections have rounded cor-

ners, the lot lines will be extended in a straight line to a point of intersection. (*Ashland, Ore; Sandy, Ore.*)

■ **clear zone** An area beyond the curb radius, so specified, which shall be kept clear of all objects to provide emergency vehicle clearance. (*Monroe County, Fla.*)

■ **clinic** (See also *health care facility; hospital; sanitarium/sanitorium*) A building, other than a hospital as herein defined, used by two or more licensed physicians for the purpose of receiving and treating patients. (*Boise City, Idaho*)

A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration, and services to outpatients, employees, or visitors. The term "clinic" includes immediate care facilities, where emergency treatment is the dominant form of care provided at the facility. (*Blacksburg, Va.*)

An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists, other health care professionals, or similar professions. (*Muskegon, Mich.*)

A facility for examining and treating patients with medical problems on an out-patient basis, including ambulatory care or similar medical services that generally require a stay of less than 24 hours. (*Nashville and Davidson County, Tenn.*)

A building or portion of a building containing offices and facilities for providing medical, dental, and psychiatric services for outpatients only. (*Camas, Wash.*)

■ **clinic, medical or dental** (See also *office building, medical*) A facility operated by one or more physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. (*Santa Rosa, Calif.*)

Offices organized as a unified facility to provide medical or dental treatment as contrasted with an unrelated group of such offices, but not including bed-patient care. (*Johnstown, Colo.*)

■ **close** A small square or rectangular space providing road access to several house use lots and performing the same function as a cul-de-sac. Its landscape consists of grassy areas and benches, informal play grounds, and native trees formally disposed. A close requires high maintenance. The width of the close must correspond to the standard turning radius requirements. (*Monroe County, Fla.*)

■ **clothing store** (See also *retail sales establishment, specialty*) Retail stores where clothing is sold, such as department stores, dry goods and shoe stores, and dress, hosiery, and millinery shops. (*Cudahy, Wisc.*)

Stores selling or accepting for sale clothing at retail. (*Troy, Ohio*)

■ **club** (See also *fraternal organization; membership organization*) Buildings and facilities, owned or operated by a corporation, association, person or persons, for a social, educational, or recreational purpose, to which membership is required for participation and not primarily operated for profit nor to render a service that is customarily carried on as a business. (*Stonington, Conn.*)

A nonprofit association of persons who are bonafide members paying annual dues, use of premises being restricted to members and their guests. (*Maple Grove, Minn.*)

An organization and its premises catering exclusively to members and their guests for social, intellectual, recreational, or athletic purposes that are conducted for profit; includes lodge. (*Albuquerque, N.Mex.*)

■ **club, civic** Buildings and facilities, owned or operated by a corporation, association, person, or persons, for a social, educational, or recreational purpose, to which membership is required for participation, and not primarily operated for profit nor to render a service that is customarily carried on as a business. (*Dewey Beach, Del.*)

■ **club, private** Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose, but not primarily for profit which inures to any individual and not primarily to ren-

der a service which is customarily done as a business. (*Dewey Beach, Del.*)

■ **clubhouse** A building to house a club or social organization not conducted for private profit, as documented by state or federal records, and which is not an adjunct to or operated by or in connection with a public tavern, cafe, or other public place. (*Hartford, Conn.*)

■ **cluster development** A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features. (*Omaha, Nebr.*)

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area. (*California Planning Roundtable*)

A development design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas. (*Clarkdale, Ariz.*)

A form of planned residential development that concentrates buildings on a part of the site (the cluster area) to allow the remaining land (the open space) to be used for recreation, common open space, or preservation of environmentally sensitive areas. The open space may be owned by either a private or public entity. (*Loveland, Colo.*)

An approach to designing a site that maximizes the conservation of open space and which clusters development. (*Wayne County, Ohio*)

■ **cluster subdivision** A subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of permanent open space. (*Muskegon, Mich.*)

A residential use that divides land into not more than the number of lots permissible in a conventional subdivision of the same property in the same zone, but where the size of individual lots may be reduced in order to gain common open space. (*Deering, N.H.*)

A wholly or principally residential subdivision that permits a reduction in lot area, setback, or other site development regulations, provided there is no increase in the overall density permitted for a conventional subdivision in a given zoning district, and the remaining land area is used for common space. (Omaha, Nebr.)

A form of development for single-family residential subdivisions that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision and the resultant land area is devoted to open space. (Bondurant, Iowa)

A clustered neighborhood design with a gross density comparable to nearby rural and semirural subdivisions. (Wayne County, Ohio)

A traditional neighborhood design with compact development in a pedestrian-friendly environment, typically with a grid street pattern and centered on a common open space. (Wayne County, Ohio)

■ **coastal** Relating to the coastlines and bays of the tidal waters of the United states of America. (Dewey Beach, Del.)

■ **code enforcement** (See also **zoning code enforcement**) The person, office, or department designated by state law or the board of supervisors to enforce any provision of [the municipal title]. Enforcing officer includes any county officer, employee, or agent to whom enforcement powers have been lawfully delegated by a designated enforcement officer. (Monterey County, Calif.)

■ **code enforcement officer** (See also **zoning enforcement officer**) A person appointed by the municipal officers to administer and enforce this ordinance. Reference to the code enforcement officer may be construed to include building inspector, plumbing inspector, electrical inspector, and the like, where applicable. (Limington, Maine)

The city official or employee responsible for implementing and enforcing the applicable building codes and standards of the city. (Imperial Beach, Calif.)



coffee house

■ **coffee house** (See also **restaurant, speciality; tea house**) An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold. (Plymouth, Minn.)

■ **coffee kiosk** A retail food business in a freestanding building that sells coffee or other beverages and premade bakery goods from a drive-through window to customers seated in their automobiles for consumption off the premises and that provides no indoor or outdoor seating. (St. Paul, Minn.)



coffee kiosk

■ **co-generation** The harnessing of heat energy that normally would be wasted to generate electricity—usually through the burning of waste. (California Planning Roundtable)

■ **co-generation facility** (See also **power plant definitions; utility definitions**) A nonutility, privately owned installation that produces useful energy, but not limited to electricity, water, thermal, and gas; or produces a service as waste disposal to create or convert to a useable energy; that is intended for sale to the public by use of a distribution system or connection to an existing system, such as a utility, which is owned by an agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, water, sewerage collection, or other similar services. (Valdez, Alaska)

An electrical power generation facility that utilizes waste heat to generate electricity to supply some of the needs of an individual building or group of buildings. Electricity generated by a co-generation facility may be sold back to the electrical distribution system or transmission grid or to other end-users. (San Jose Calif.)

■ **collection office** (See also **office definitions**) The business location of any person engaged in the business of collecting or receiving payment for others on any account, bill, or other indebtedness. (Madison, Wisc.)

■ **college/university** (See **educational facilities, collegeluniversity**)

■ **co-location** (See **telecommunications facilities, co-location**)

■ **columbarium** (See also *cemetery; crematorium; mausoleum*) A structure or building substantially exposed above ground intended to be used for the interment of the cremated remains of a deceased person or animal. (*Durham, N.C.*)

A vault with niches for urns. (*Gurnee, Ill.*)

■ **column** (See also *architectural feature*) An architectural support of definite proportions, usually cylindrical in shape, with shaft, capital, and sometimes a base. May be free-standing or attached to a wall. (*Carson City, Nev.*)

■ **combined animal feeding operation (CAFO)** (See *feedlot*)

■ **combined-use development** (See also *mixed-use development*) A development plan proposing more than one permitted use as set forth in the applicable zone district. (*Loveland, Colo.*)

■ **combining zone** (See *overlay zoning district*)

■ **combustible liquid** (See *flammable liquid*)

■ **commencement of construction** (See *construction, start of*)

■ **commercial** (See also *business; retail*) The growing, processing, or manufacturing of products or the provision of services for consideration and profit. (*Maui County, Hawaii*)

Any activity conducted with the intent of realizing a profit from the sale of goods or services to others. (*Ocean City, Md.*)

A land use or other activity involving the sale of goods or services for financial gain. (*San Juan Capistrano, Calif.*)

The purchase, sale, or transaction involving the disposition of any article, substance, commodity, or service; the maintenance or conduct of offices, professions, or recreational or amusement enterprises conducted for profit and also including renting of rooms, business offices, and sales display rooms and premises. (*Danville, N.Y.*)

■ **commercial burn** Burning performed for the purpose of commercial profit, land clearing, and all other burn-

ing not classified as residential burning or recreational fire. (*Hilton Head Island, N.C.*)

■ **commercial district** Neighborhood, community, highway/tourist, and service commercial zoning designations or their equivalent specific plan zoning designation. (*Temecula, Calif.*)

A zoning district allowing specified commercial activities including Tourist Commercial, Neighborhood Commercial, General Commercial, and Office Commercial. (*San Juan Capistrano, Calif.*)



commercial district

That portion of the city with designated land uses characterized by commercial office activities, services, and retail sales. Ordinarily these areas have large numbers of pedestrians and a heavy demand for parking space during periods of peak traffic or a sustained high pedestrian volume and a continuously heavy demand for off-street parking space during business hours. This definition applies to densely developed business areas outside of, as well of those that are within, the central part of the city. (*Renton, Wash.*)

■ **commercial district, neighborhood** (See also *neighborhood retail establishment*) (A) A mix of commercial land uses typically serving more than one residential neighborhood, usually a sub-area of the city, with services and retail goods. (B) Small commercial areas providing limited retail goods and services, such as groceries and dry cleaning for

nearby residential customers. (*Renton, Wash.*)

■ **commercial property** Any structure, premises, or portion thereof used for wholesale or retail purposes on which the property user or employees are engaged in work for which it is intended that compensation be received for goods or services. (*Truckee, Calif.*)

A parcel of property on which there is at least one walled and roofed structure used, or designed to be used, for other than residential or agricultural purposes.

(*Temple Terrace, Fla.*)

A structure or portion of a structure intended for commercial use for profit. (*Dewey Beach, Del.*)

■ **commercial, retail** (See *retail sales establishment definitions*)

■ **commercial service** (See also *business support services*) Retail establishments that primarily render services rather than goods. Such services may include but not be limited to copy shops, printing services, package and postal services, photo processing, janitorial services, and similar operations. (*Champaign, Ill.*)

■ **commercial strip** (See *strip development*)

■ **commercial subdivision** (See *subdivision, nonresidential*)

■ **commercial use** An occupation, employment, or enterprise that is carried



commercial use

on for profit by the owner, lessee, or licensee. (*Mankato, Minn.*)

A land-use classification that permits facilities for the buying and selling of commodities and services. (*California Planning Roundtable*)

A business use or activity at a scale greater than home industry involving retail or wholesale marketing of goods and services. Examples of commercial uses include offices and retail shops. (*Island County, Wash.*)

Any use involving in part or in whole the sale of merchandise, materials or services. . . . (*Dewey Beach, Del.*)

■ **commercial vehicle** Any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and having a gross weight of more than 10,000 pounds. (*Rock Hall, Md.*)

Any vehicle bearing or required to bear commercial license plates and which falls into one or more of the categories listed below: (1) truck tractor; (2) semi-trailer, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-type enclosures; (3) vehicles of a type that are commonly used for the delivery of ice cream, milk, bread, fruit or similar vending supply commercial or delivery trucks. This category shall include vehicles of a similar nature which are also of a type com-

monly used by electrical, plumbing, heating and cooling, and other construction oriented contractors; (4) tow trucks; (5) commercial hauling trucks; (6) vehicle repair service trucks; (7) vehicles with blades attached for plowing, grading; (8) construction vehicle, such as a bulldozer, backhoe and similar vehicles; (9) a vehicle which has permanently mounted outside brackets or holders for ladders, tools, pipes, or other similar equipment. (*Beverly Hills, Calif.*)

A vehicle having a gross vehicle weight greater than one ton designed for transportation of commodities, merchandise, produce, freight, animals, or passengers, and operated in conjunction with a home occupation. (*Loveland, Colo.*)

Any self-propelled or towed vehicle used in commerce to transport passengers (other than the driver) or cargo. (*Temple Terrace, Fla.*)

Heavy machinery equipment, dump trucks, tractor and trailer rigs, either as one unit or separately, vehicles having more than two axles on the road, and similar vehicles not ordinarily used for personal transportation. (*Russellville, Ark.*)

■ **commercial establishment, wholesale** (See *wholesale establishment*)

■ **common area** Any portion of a development that is not part of a lot or tract and is designed for the common usage of the development. These areas include green open spaces and may include such other uses as parking lots and pedestrian walkways. Maintenance of such areas is not the responsibility of city-parish government and shall be set forth by the development association in the form of restrictive covenants, which shall guarantee the maintenance of these areas. (*Baton Rouge, La.*)

Land within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. May include complementary structures and improvements. (*Boise City, Idaho*)

A parcel or parcels of land or an area of water or a combination of land and water

within the site designated for a planned unit development and designed and intended for the use or enjoyment of residents of a planned unit development. Common areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development. (*Renton, Wash.*)

Land in a development held in common or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner. (*Lake Elsinore, Calif.*)

A parcel of land or an area of water, or combination thereof, within a designated development tract, such as a subdivision, which is designed and intended for the use of all lot owners and residents of the development or tract. (*Rock Hall, Md.*)

Land amenities, parts of buildings, central services, and utilities and any other elements and facilities owned and used by all unit owners and designated in the master deed as common elements. (*Schaumburg, Ill.*)

■ **common entrance** Any access facility that provides passageway from the outside to a group of apartments in a garden apartment building or apartment house. (*Gurnee, Ill.*)

■ **common grounds** Any land held in common through a homeowners' association or similar organization. (*Sioux Falls, S.Dak.*)

■ **common interest development** A community apartment project, a condominium project, a planned development, or a stock cooperative. (*Truckee, Calif.*)

■ **common ownership** Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, or associate owns an interest in each corporation, firm, partnership, entity, or unincorporated association. (*Escambia County, Fla.*)

■ **common wall** (See *party wall*)

■ **communications facilities** (See also *antenna definitions*; *telecommunications definitions*) Such uses and structures as

radio and television transmitting and receiving antennas, radar stations, and microwave towers. (*Moorpark, Calif.*)

■ **communications services** (See also *broadcasting studio; production facility, multimedia; telecommunications definitions*) Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded are facilities classified as major utility services or broadcasting or communication towers. Typical uses include television studios, telecommunication service centers, telegraph service offices, or film and sound recording facilities. (*Blacksburg, Va.*)

■ **communications tower** (See *telecommunications tower*)

■ **community** A subarea of the city consisting of residential, institutional, and commercial uses sharing a common identity. (*Renton, Wash.*)

■ **community care facility** (See also *day care definitions; group home definitions*) Any facility, place, or building which is maintained and operated to provide nonmedical residential care, day care, and home finding services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, or incompetent persons, developmentally disabled, mentally disordered children and adults, court wards and dependents, neglected or emotionally disturbed children, alcohol or drug-addicted children or adults, battered adults or children, and aged persons. (*Santa Rosa, Calif.*)

■ **community center** A building to be used as a place of meeting, recreation, or social activity and not operated for profit and in which neither alcoholic beverages or meals are normally dispensed or consumed. (*Hartford, Conn.*)

A place, structure, area, or other facility used for and providing religious, fraternal, social, or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community. May also be referred to as a convention center or civic center. (*Mankato, Minn.*)

A meeting place where people living in the same community may carry on cultural, recreational, or social activities, and possessing outdoor recreational facilities, such as golf courses, tennis courts, or polo grounds. (*Thousand Oaks, Calif.*)

■ **community character** (See also *character; neighborhood character; sense of place*) The image of a community or area as defined by such factors as its built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services. (*Brunswick, Ohio*)



community character

■ **Community Development Block Grant** (See also *block grant; target area*) A grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for entitlement communities, and by the State Department of Housing and Community Development for nonentitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development. (*California Planning Roundtable*)

The term resulting from the passage of the Housing and Community Development Act of 1974 (Public Law 93-383). Under this legislation, the various community development programs administered by the Department of Housing and Urban Development were consolidated into a single block grant system. Within the

guidelines adopted, local governments were given greater discretion as to where the money would be used. A principal purpose was to strengthen the ability of local government to "determine the community's development needs, set priorities, and allocate resources to various activities." (*Handbook for Planning Commissioners in Missouri*)

■ **community development corporation (CDC)** A quasi-public nonprofit corporation organized under bylaws to carry out certain public purposes. (*American Planning Association*)

■ **community development organization** (See also *community development corporation*) A local agency . . . for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans. (*California Planning Roundtable*)

■ **community facility** (See also *government facility; public facilities*) A non-commercial use established primarily for the benefit and service of the population of the community in which it is located. (*Palm Desert, Calif.*)

Shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. (*Beaverton, Ore.*)

A community use including but not limited to schools, churches, community centers, fire stations, libraries, parks and playgrounds, cemeteries, or government buildings. (*Sandy, Ore.*)

Basic services usually furnished by local government but which also may be provided by private enterprise, essential to the support of more intensive development. Includes public schools, transportation, water supply, fire protection, [and] sewage and solid waste disposal. (*Deschutes County, Ore.*)

A use conducted by, or a facility or structure owned or managed by the

government...that provides a governmental function, activity, or service for public benefit. (*Maui County, Hawaii*)

Uses operated by a unit of government to serve public needs, such as police (with or without jail), fire service, ambulance, judicial court, or government offices, but not including public utility stations or maintenance facilities. (*North Liberty, Iowa*)

■ **community garden** A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. (*Renton, Wash.*)

■ **community health center** (See also *clinic; health care facility; social service agency*) A public or nonprofit private medical care facility that (1) is not part of a hospital and is organized and operated to provide comprehensive primary care service; (2) is located in an area that has demonstrated need for services based on geographic and economic factors; (3) serves low-income, uninsured, minority and elderly persons; (4) makes its services available to individuals, regardless of their ability to pay; (5) employs a charge schedule with a discount based on income; (6) provides, on an ongoing basis, primary health services by physicians and, where appropriate, mid-level practitioners, diagnostic laboratory, and x-ray, or through firm arrangement; (7) has at least one-half of the full-time equivalent primary care providers as full-time members of its staff; (8) maintains an ongoing quality assurance program; (9) is a participating Title XIX and Medicare provider; (10) has a governing board of at least nine and no more than 25 members with authority and responsibility for policy and conduct of the center, the majority of whom are active users of the center and, of the nonuser board members, no more than half may derive more than 10 percent of their annual income from the health care industry; (11) provides primary care services at least 32 hours per week; and (12) has arrangements for professional coverage during hours when the center is closed. (*Hartford, Conn.*)

A community center facility where social, recreational, welfare, health, or child care

assistance is provided by a public, quasi-public, tax exempt, church, or municipal agency. (*Island County, Wash.*)

■ **community of place** (See also *community character; neighborhood character; sense of place*) A dynamic, diverse, compact, and efficient center that has evolved and been maintained at a human scale, with an easily accessible central core of commercial and community services, residential units, and recognizable natural and built landmarks and boundaries that provide a sense of place and orientation. (*New Jersey State Plan*)

■ **community service area** A geographic subarea of a city or county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea. (*California Planning Roundtable*)

■ **commute** A home-to-work or work-to-home trip. (*Alameda County, Calif.*)

■ **commute mode** (See also *carpool; transit definitions; vanpool*) The type of conveyance used in transportation, including single-occupancy motor vehicle, rideshare vehicle (carpool or vanpool), transit, bicycle, and walking. (*Tucson, Ariz.*)

■ **commute mode, alternative** (See also *telecommuting*) Any means of commute transportation other than that in which the single occupant motor vehicle is the dominant mode, including telecommuting and compressed work weeks if they result in reducing commute trips. (*Thurston County, Wash.*)

■ **commute, reverse** Movement in a direction opposite to the main flow of travel, such as from the central city to a suburb during the commute hour. (*Sacramento Regional Transit District*)

Travel from home to work or from work to home against the main directions of traffic. (*Waco, Tex.*)

■ **commute shed** The area from which people do or might commute from their homes to a specific workplace destination, given specific assumptions about maximum travel time or distance. (*California Planning Roundtable*)

■ **commuter** Any person who regularly travels by vehicle to or from work or school. (*Moorpark, Calif.*)

■ **commuter matching service** (See also *carpool; paratransit; transportation demand management; vanpool*) Any system, whether it uses computer or manual methods, which assists in matching employees for the purpose of sharing rides to reduce drive-alone travel. (*Tucson, Ariz.*)

■ **commuter rail** (See also *transit, light rail*) The portion of passenger railroad operations that carries passengers within urban areas, or between urban areas and their suburbs, but differs from rail rapid transit in that the passenger cars generally are heavier, the average trip lengths are usually longer, and the operations are carried out over tracks that are part of the railroad system. (*Sacramento Regional Transit District*)

■ **company town** Employee housing and supporting commercial, office, recreational, professional, administrative, and other ancillary uses associated with the functioning of an isolated industrial, mining, energy production, utilities, resorts, or agricultural-based use. This development may occur on a single parcel or multiple parcels. (*Washoe County, Nev.*)

■ **compatibility** (See also *land-use compatibility*) Design which utilizes accepted site planning (e.g. building placement, orientation and siting) and the elements of architectural composition within the context of the surrounding area. Similar adjacent land uses or square footage shall not necessarily constitute architectural compatibility. (*Palm Beach County, Fla.*)

The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include [the following]: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in



compatibility

maintaining the character of existing development. (*Hudson, Ohio*)

■ **compatibility standard** Development regulations established to minimize the effects of commercial, industrial, or intense residential development on nearby residential property. These standards usually include regulation of building height, minimum and maximum building setbacks, buffers, building design, and controls to limit the impact of lighting on adjacent properties (*Austin, Tex.*)

■ **compensative regulations** Regulations that permit the payment of compensation to property owners when their land is severely diminished in value as a result of the regulations. Such regulations are a device to chart the middle course between police power regulations and eminent domain; that is, when there is an effective taking of the land or most of its value. They have been proposed to keep land in a relatively undeveloped state and thus have some of the same elements as the purchase of development rights. Compensable regulations have seldom been employed in actual practice. (*American Planning Association*)

■ **compensation project** (See *wetland compensation project*)

■ **compensatory mitigation** (See *wetland compensatory mitigation*)

■ **compensatory storage** (See *floodplain compensatory storage*)

■ **compliance, in** (See also *conforming*) Consistent with the requirements of [state] statutes, the state comprehensive plan, [and] the appropriate regional policy plan. (*Temple Terrace, Fla.*)

■ **compost** (See also *organic material*) A humus-like material, produced from composting, that has been stabilized to a degree that is potentially beneficial to plant growth and usable as a soil conditioner, top soil, growing medium amendment, or other similar uses to buffer the soil pH, improve soil aggregation and tilth, reduce erosion, enhance water infiltration and retention, increase soil porosity and aeration, slow the rate of temperature change in soil, provide food for soil microorganisms, or enhance availability of micronutrients in soils. (*Boise City, Idaho*)

■ **composting** Processing waste in a controlled environment to produce a stable product by microbiologically degrading organic matter under aerobic conditions. (*State of Vermont*)

■ **composting facility** (See also *solid waste compost facility*) A facility where organic matter that is derived primarily from off-site is to be processed by composting and/or is processed for commercial purposes. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost. (*Boise City, Idaho*)

A commercial or public solid waste processing facility where yard or garden waste is transformed into soil or fertilizer by biological decomposition. (*Blue Springs, Mo.*)

Any site where decomposition processes are used on solid waste (including leaves, grass, manures, and non-meat food production wastes received from residential, commercial, industrial non-hazardous, and community sources, but not including bio-solids) to produce compost; provided that such facility has on-site at any given time more than 1,000 cubic yards or 300 dry tons of active composting material or feedstock. (*Loveland, Colo.*)

■ **composting transfer station** A place for the acceptance by donation, redemption, or purchase of plant debris for transfer to an off-site facility for composting. (*Cathedral City, Calif.*)

■ **comprehensive plan** (See also *general plan; master plan*) The adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public and private development of land and water. (*Growing Smart Legislative Guidebook*)

A plan for development of an area which recognizes the physical, economic, social, political, aesthetic, and related factors of the community involved. (*Handbook for Planning Commissioners in Missouri*)

A compilation of policy statements, goals and objectives, standards, maps, and statistical data for the physical, social, and economic development, both public and private, of [the] community. (*Las Cruces, N.Mex.*)

■ **computer design and development facility** A business primarily engaged in the development or engineering of computer software or computer hardware, but excluding retail sales, computer hardware manufacturers, and computer repair services. (*Boulder, Colo.*)

■ **concentrated animal feeding operation (CAFO)** (See *feedlot*)

■ **concept plan** A generalized plan indicating the boundaries of a tract or tracts under common ownership, and identifying proposed land use, land-use intensity, and thoroughfare alignment. (*Concord, N.C.*)

■ **concession stand** (See *recreation, outdoor concession*)

■ **concrete plant** (See *batching plant*)

■ **concurrency** (See also *development, staged*) Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development. (*California Planning Roundtable*)

That the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. (*Temple Terrace, Fla.*)

A governmental policy requiring the availability of public services (water, sewer, roads, schools, etc.) before a new development is approved for construction. (*Washtenaw County, Mich.*)

A state of condition where adequate capacity exists of certain public facilities and services as measured by adopted level-of-service standards and where such adequate capacity is available concurrent with the impacts of development. (*Ormond Beach, Fla.*)

Adequate public facilities available when the impacts of development occur. (*Larimer County, Col.*)

A condition in which an adequate capacity of capital and transportation facilities and services is available to support development at the time that the impacts of development occur. (*San Juan County, Wash.*)

■ **concurrency determination network map** A listing of all existing and planned roadway segments . . . that comprise the roadway network to be used when evaluating the traffic impacts of a proposed development. (*Indian River County, Fla.*)

■ **concurrency management system** The process used to determine that pub-

lic facilities and services needed to support development are available concurrent with the impacts of such development. (*Indian River County, Fla.*)

The procedures or process the city utilizes to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. (*Temple Terrace, Fla.*)

■ **concurrency review process** The procedures, review time frames, and appeals process pursuant to . . . the concurrency management system of the . . . land development regulations. (*Indian River County, Fla.*)

■ **concurrency test** A comparison of a development's impact on public facilities with the capacity of public facilities that are or will be available no later than the impacts of development. (*Clearwater, Fla.*)

■ **condemnation** (See also *eminent domain; police power; taking*) The taking of private property by a government unit for public use, when the owner will not relinquish it through sale or other means; the owner is compensated by payment of market value. The power to take the property is based on the concept of eminent domain. (*Handbook for Planning Commissioners in Missouri*)

■ **condemnation, inverse** (See also *condemnation; eminent domain; police power; taking*) The effective taking or reduction in value of a property as a result of public action, in contrast to a direct taking through eminent domain. For example, by building a dam that inundates a property, the public will have destroyed its value, and the law requires that the landowner be reimbursed for the amount of the loss. (*American Planning Association*)

■ **conditional approval** An affirmative action by a commission or . . . council indicating that approval will be contingent upon satisfaction of certain specified stipulations. (*Sedona, Ariz.*)

■ **conditional use** (See *use, conditional*)

■ **conditional use permit** (See *permit, conditional use*)

■ **conditional zoning** The attachment of special conditions to a rezoning that are not spelled out in the text of the zoning chapter. Conditions can include restrictions as to use, size, design, and development timing and can be stipulated by the city council as a means to mitigate potential adverse impacts that could be expected to occur without imposing such conditions. (*Conyers, Ga.*)

As a part of classifying land . . . into areas and districts [by the municipality] . . . the allowing of reasonable conditions governing the use of such property, such conditions being in addition to, or modification of, the regulations provided for a particular zoning district or zone by the overall zoning provisions of this chapter. (*Campbell County, Va.*)

■ **condominium** (See also *cooperative; dwelling, multifamily definitions*) A multiple dwelling or development containing individually owned dwelling units and jointly owned and shared areas and facilities, which dwelling or development is subject to the provisions of [state and local laws]. (*Maple Grove, Minn.*)

Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners. (*Boise City, Idaho*)

The ownership of individual dwelling units located on a lot or lots which are owned in common by individual unit owners, or any division of the interests in real property, including easements and leases of over five years, that have the effect of permitting more than one dwelling unit on a lot without the division of the fee simple interest in said lot. (*Stonington, Conn.*)

An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together with a separate interest in the space in a residential, industrial, or commercial building on such real property such as an apartment, office, or store. (*Santa Rosa, Calif.*)

A single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. (*North Liberty, Iowa*)

A form of property ownership providing for individual ownership of space in a structure together with an individual interest in the land or other parts of the structure in common with other owners. (*Rock Hall, Md.*)

■ **condominium association** The community association which administers and maintains the common property and common elements of a condominium. (*Archbold, Ohio*)

■ **condominium conversion** The conversion and subdivision of a single-ownership parcel of existing improved real property into a form of ownership for residential, commercial or industrial purposes involving the right of exclusive occupancy or separate ownership of individual units, including but not limited to condominiums, community apartments, stock cooperatives, or planned unit developments. (*Santa Rosa, Calif.*)

The development of land and existing structures as a condominium, regardless of the present or prior use of such land or structure and regardless of whether substantial improvements have been made to such structures. (*Sedona, Ariz.*)

■ **condominium, detached** (See also *townhouse*) A residential condominium project designed to be similar in appearance to a conventional single family subdivision, except that the limited common areas are arranged in such a manner that clearly defined condominium lots are not created. (*Beverly Hills, Calif.*)

■ **condominium document** The master deed, recorded pursuant to the [state act], as amended, and any other instrument referred to in the master deed or bylaws that affects the rights and obligations of a co-owner of the condominium. (*Muskegon, Mich.*)

■ **condominium lot** That portion of the land area of a site condominium project designed and intended to function

similar to a platted subdivision lot for purposes of determining minimum yard setback requirements and other requirements set forth in the zoning ordinance. (*Beverly Hills, Calif.*)

■ **condominium project** A plan or project consisting of not less than two condominium units established in conformance with [state law]. (*Beverly Hills, Calif.*)

■ **condominium site** A condominium project containing or designed to contain structures or other improvements for residential, commercial, office, business, or other uses permitted in the zoning district in which it is located and in which each co-owner owns exclusive rights to a volume of space within which a structure or structures may be constructed as a condominium unit as described in a master deed. A site condominium, when constructed as an alternative to a platted subdivision, may also be referred to as a condominium subdivision and shall be considered as equivalent to a platted subdivision for the purpose of regulation by this ordinance and other ordinances of the village. (*Beverly Hills, Calif.*)

■ **condominium site plan** The drawings and related information which pertains to a condominium project and is required by this ordinance for the review of the village. (*Beverly Hills, Calif.*)

■ **condominium subdivision plan** The drawings attached to the master deed for a condominium subdivision project which describe the size, location, area, horizontal and vertical boundaries, and volume of each condominium unit contained in the condominium subdivision project, as well as the nature, location, and size of common elements. (*Muskegon, Mich.*)

■ **condominium subdivision project** A division of land on the basis of condominium ownership, which is not subject to the provisions of the [ordinances] or successor act. Any "condominium unit," or portion thereof, consisting of vacant land shall be equivalent to the term "lot" for the purposes of determining compliance of a condominium subdivision with the provisions of this ordinance pertaining to minimum lot size, minimum lot

width, maximum lot coverage, and maximum floor area ratio. (*Muskegon, Mich.*)

■ **condominium unit** That portion of a condominium project or condominium subdivision project that is designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational use as a time-share unit, or any other type of use. A condominium unit may consist of either vacant land or space that either encloses or is enclosed by a building structure. Any "condominium unit" consisting of vacant land shall be equivalent to the term "lot" for the purposes of determining compliance of a condominium subdivision project with the provisions of this ordinance pertaining to minimum lot size, minimum lot width, maximum lot coverage, and maximum floor area ratio. (*Muskegon, Mich.*)

That portion of the condominium project designed and intended for separate ownership and use, as described in the master deed for the condominium project. (*Beverly Hills, Calif.*)

■ **conduit** Any tunnel, canal, pipeline, aqueduct, flume, ditch, or similar man-made structure which is or may be used to convey water. (*Deschutes County, Ore.*)

■ **cone of influence** An area around one or more major waterwells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or draw-down depth. (*Temple Terrace, Fla.*)

■ **conference center** (See also *convention center*) A facility used for service organizations, business and professional conferences, and seminars limited to accommodations for conference attendees. The accommodations can include sleeping, eating, and recreation. A conference center is not designed to be only utilized by the general public for overnight purposes. (*Howard County, Md.*)

■ **conforming** (See also *compliance, in*) In compliance with the regulations of the pertinent zoning district. (*Hawaii County, Hawaii*)

■ **conforming use** (See *use, conforming*)

■ **congestion management plan** (See also *transportation demand management*) A mechanism employing growth management techniques, including traffic level-of-service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. (*California Planning Roundtable*)

■ **congregate care facility** (See *elderly housing, congregate care facility*)

■ **consanguinity** (See also *family*) Only the following persons are related within the second degree of consanguinity: husbands and wives, parents and children, grandparents and grandchildren, brothers and sisters, aunts and uncles and nephews and nieces, and first cousins. These relationships may be of the whole or half blood, by adoption, or by affinity. (*Boulder, Colo.*)

■ **conservation** The management of natural resources to prevent waste, destruction, or degradation. (*California Planning Roundtable*)

To use, and the use of, all methods and procedures for the purposes of increasing the number of individuals of resident species of plants up to adequate levels to assure their continuity in their ecosystems. These methods and procedures include all activities associated with scientific resource conservation such as research, census, law enforcement, habitat protection, acquisition and maintenance, propagation, and transplantation into unoccupied parts of historic range. With respect to endangered and threatened species, the term means to use, and the use of, methods and procedures to bring any endangered or threatened species to the point at which the measures provided for the species are no longer necessary. (*Concord, N.C.*)

The current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies, or preserve sites designated as historic pur-

suant to law, provided such land has a greater value for another use than for open space use. (*Washoe County, Nev.*)

■ **conservation, agricultural land** (See also *farmland preservation property*) The planting of soil-nourishing plants and trees to achieve soil conservation and environmental benefits, including but not limited to soil nourishment, prevention of soil erosion, improvement of air quality, and habitat restoration. (*Maui County, Hawaii*)

■ **conservation area** Land maintained for conservation uses. (*Temple Terrace, Fla.*)

Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal means. (*Newport, R.I.*)

■ **conservation district** (See also *historic district; historic landmark district*) A district that has retained an adequate amount of its historic character for interpretation, although some alterations may have occurred. (*Atlanta, Ga.*)

A district established to provide a means of conserving an area's distinctive atmosphere or character by protecting or enhancing its significant architectural or cultural attributes. (*Dallas, Tex.*)

An area . . . that contains buildings or sites within definable geographic boundaries that, while not of such historic or architectural significance to be designated as landmarks or included within a historic district, nevertheless are characterized by sound housing or commercial buildings that contribute to the visual characteristics or distinctive atmosphere of the neighborhood in which such property is located. (*Champaign, Ill.*)

Any area designated by the commission as an area containing any physical features or improvements or both that are of historical, social, cultural, architectural, or aesthetic significance to the city and cause such area to constitute a distinctive section of the city. (*Boston, Mass.*)

■ **conservation district, historic** (See also *historic district; historic landmark district*) A local historic district established by the city council requiring architectural design review guidelines for demolition, new construction, or additions to

habitable area of buildings, structures, sites, and objects in the public right-of-way and within the boundaries of the historic conservation district. (*Memphis, Tenn.*)

■ **conservation district, neighborhood** A district, the purposes of which are (1) to conserve and protect the beauty and heritage of the city and to improve the quality of its environment through conservation and maintenance of neighborhoods that constitute or reflect distinctive features of the architectural, cultural, political, economic, or social history of the city; (2) to resist and restrain environmental influences to this purpose; (3) to foster appropriate use and wider public knowledge and appreciation of such neighborhoods; and (4) to promote the public welfare by making the city a more attractive and desirable place in which to live and work. (*Cambridge, Mass.*)

■ **conservation district, neighborhood overlay** A district intended to accommodate unique land use, urban design, and other distinctive characteristics of older established neighborhoods. The district, used in combination with a base district, allows variations in permitted uses and site development regulation that are adapted to the needs of a specific neighborhood. (*Omaha, Nebr.*)

A zoning overlay district intended to be applied to selected areas of residential districts in order to conserve areas that retain the character of earlier periods of development, to stabilize and improve property values in such areas, to encourage rehabilitation of existing housing, and to promote new construction that is compatible with the character of the area. (*Lincoln, Nebr.*)

■ **conservation easement** (See *easement, conservation*)

■ **conservation element** One of the seven state-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the conservation, development, and use of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. (*California Planning Roundtable*)

■ **conservation subdivision** (See *cluster subdivision*)

■ **consignment store** (See also *secondhand merchandise, retail sales; thrift store*) A retail establishment engaged in selling used merchandise, such as clothing, furniture, books, shoes, or household appliances, on consignment, or a retail establishment engaged in selling donated used merchandise that is operated by an organization granted federal tax exemption pursuant to section 501(c)(3) of the Internal Revenue Service Code as amended. Merchandise is brought to the establishment and processed by marking, cleaning, sorting, and storing as a major part of the principal use. Such stores do not include those selling vehicles, auto parts, scrap, or waste. (*Iowa City, Iowa*)

An enclosed facility in which used personal items such as clothes, jewelry, or artifacts, or small furniture is resold through a broker for the owner at an agreed-upon price. (*Grand Prairie, Tex.*)

■ **consistency** All regulations that are used to implement the local comprehensive plans must be consistent with the recommendations and policies of the plan, and state and local funding decisions must be consistent with the local plan. (*Rhode Island Statutes*)

Free from variation or contradiction. Programs in the general plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance. (*California Planning Roundtable*)

Compatibility and agreement with the general plan of the [municipality]. Consistency exists when the standards and criteria of the city general plan are met or exceeded. (*Moorpark, Calif.*)

■ **construction** Any act or process that requires a building permit and that adds an addition onto an existing building or erects a new principal or accessory structure on a lot which is subject to the design standards for the district in which the property is located. (*Champaign, Ill.*)

On-site erection, fabrication, installation, alteration, demolition, or removal

of any structure, facility, or addition thereto, including all related activities, but not restricted to, clearing of land, earth moving, blasting and landscaping. (*Peoria, Ill.*)

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, drilling operations, or pile driving. (*Dewey Beach, Del.*)



construction

Includes building, erecting, altering, reconstructing, moving upon, or any physical operations on the premises which are required for construction. Excavation, fill, paving, drainage, and the like shall be considered as part of construction. (*Limington, Maine*)

■ **construction, actual** The placing of construction materials in permanent position and fastened in a permanent manner. (*Sandy, Ore.*)

The placing of construction materials in their permanent position, fastened in a permanent manner; actual work in excavation or grading, or the demolition or removal of an existing structure begun preparatory to rebuilding; provided, that in all cases diligent work shall be carried on until the completion of the building or structure. (*Monterey County, Calif.*)

■ **construction camp** Those on-site buildings and/or trailers that are temporarily

used to house and feed construction workers and/or store project construction materials and/or provide office space for contractors and sub-contractors. (*Unalaska, Alaska*)

■ **construction, conventional** Buildings which are fabricated or assembled in the greater part of the site where such buildings are to be located, not including mobile/manufactured homes, modular structures, recreational trailers and vehicles, or buildings which are designed to be portable. (*Frostburg, Md.*)

■ **construction envelope** One or more specified areas on a lot or parcel within which all structures, driveways, parking, nonnative landscaping, water surfaces, decks, walks, and improved recreation facilities are located. Underground utilities may be located outside the construction envelope. (*Scottsdale, Ariz.*)

One or more specified areas on a lot or parcel within which all structures, driveways, grading, parking, non-native landscaping, water surfaces, decks, walks, and improved recreation facilities are located. Underground utilities may be located outside the construction envelope, but the area disturbed must be revegetated. (*Sedona, Ariz.*)

■ **construction equipment sales establishment** (See also *equipment sales and rental establishment*) Retail establishments selling or renting heavy construction equipment, including cranes, earth

moving equipment, heavy trucks, etc. (Truckee, Calif.)

■ **construction field office, temporary**

A mobile home, travel trailer, truck trailer, or other structure used as an office in conjunction with a construction project. Only one construction or field office shall be allowed per construction site. (Coral Gables, Fla.)



temporary construction field office

Trailers used as temporary offices to meet a short-term need while the permanent facilities are being expanded. A temporary use permit is required for such office trailers. (Azusa, Calif.)

■ **construction material** Tangible personal property which, when combined with other tangible personal property, loses its identity to become an integral and inseparable part of a completed structure or project including public and private improvements. Construction materials include but are not limited to such things as: asphalt, bricks, builders hardware, caulking material, cement, concrete, conduit, electric wiring and connections, fireplace inserts, electrical heating and cooling equipment, flooring, glass, gravel, insulation, lath, lead, lime, lumber, macadam, millwork, mortar, oil, paint piping, pipe valves and pipe fittings, plaster, plumbing fixtures, putty, reinforcing mesh, road base, roofing, sand, sanitary sewer pipe, sheet metal, site lighting, steel, stone, stucco, tile, trees, shrubs and other landscaping materials, wall board,

wall coping, wallpaper, weather striping, wire netting and screen, water mains and meters, and wood preserver. The above materials, when used for forms, or other items which do not remain as an integral or inseparable part of a completed structure or project are not construction materials. (Ramsay, Mich.)

■ **construction material sales and services**

Establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but specifically excluding automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments. (Blacksburg, Va.)

■ **construction, new** Structures for which the start of construction commenced on or after the effective date of this ordinance. (Golden, Colo.)

A structure designed, intended, constructed, erected, or moved for the first user. "First user" means the person, firm, or corporation who initially installs factory-built or otherwise newly constructed structures within the city. A person who subsequently purchases a structure which wholly or partially is factory-built or otherwise newly constructed is not a first user within the meaning of this definition. (Newark, Calif.)

■ **construction plan** The maps or drawings accompanying an application which show the specific location and design specifications of improvements to be installed. (Boulder County, Colo.)

The maps or drawings accompanying a subdivision plat showing the specific location and design of improvements to be installed in the subdivision as a condition of the approval of the plat. (Concord, N.C.)

Drawings or renderings, prepared by a . . . registered engineer or architect, showing how a specific structure, building or other improvement is to be constructed. (Temple Terrace, Fla.)

■ **construction services** (See also *contractors; contractors, home improvement*)

Any of the activities commonly referred to as construction and shall include without limiting thereby, plumbing, heating, roofing, interior remodeling, excavating. (Cambria County, Pa.)

■ **construction, start of** A substantial change or alteration in the physical properties of a zoning lot or structure and where the incorporation of labor and materials upon said lot or within said structure will incur liabilities for labor and materials. (Wayne County, Ind.)

The first placement of permanent construction of a structure on a site, such as pouring of slabs or footings or any work beyond the stage of excavation or the first permanent framing or assembly of the structure or any part thereof on its piling or foundation when a structure is without a basement or poured footings. (Richland, Wash.)

The date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include excavation for a basement, foot-

ings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. (*Golden, Colo.*)

For other than new construction or substantial improvements . . . includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; installation of streets and/or walkways; excavation for basement, footings, piers or foundations; erection of temporary forms; or installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For the substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (*Washington County, Ark.*)

The point in time commemorating the breaking of ground for the construction of a development or structure. (*Carmel, Ind.*)

■ **construction waste** (See also *landfill, construction/demolition; solid waste*) Building materials and other wastes associated with construction projects including but not limited to such materials as wood, concrete, drywall, masonry, roofing, siding, structural metal, wire, insulation, plastics, styrofoam, twine, baling and strapping materials, cans, buckets, packaging materials, and containers. (*Renton, Wash.*)

■ **construction yard** An area on or immediately adjacent to a major construction or demolition site used on a

temporary basis for the parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project. Such yard may include construction offices and such shops as are necessary for work on the immediate project. (*National City, Calif.*)

Any area used on a temporary basis for the storage or processing of materials and supplies used in the actual construction of a project for a limited period of time. (*Thurston County, Wash.*)

■ **consumer** (1) Any individual person, or (2) person engaged in business in the city who uses, stores, distributes, or otherwise consumes in the city tangible personal property or taxable services purchased from sources inside or outside the city. (*Golden, Colo.*)

■ **container storage** (See *cargo, containerized; storage structure, residential*)

■ **contaminant** (See also *pollutant*) Any regulated substance, as defined by [state law], as in effect on the date of passage of this ordinance and as amended from time to time, and all petroleum products, including gasoline, oil, waste oil, and other fuels as well as their hazardous constituents. (*Sioux Falls, S.Dak.*)

Any physical, chemical, biological, or radiological substance that enters then hydrological cycle through human action and may cause a deleterious effect on ground or surface water resources; it shall include but is not limited to hazardous waste, limiting nutrients, and sanitary sewage. (*New Shoreham, R.I.*)

■ **context area** The subject property and all adjacent parcels, as well as those parcels or portions of parcels within 500 feet of the subject property. (*Sedona, Ariz.*)

■ **context plan** A plan or map showing the context area of a subject property. (*Sedona, Ariz.*)

■ **contextual zoning** (See also *form-based zoning*) Zoning that regulates the height and bulk of new buildings, their setback from the street line, and their width along the street frontage, to conform with the character of the neighborhood. (*New York, N.Y.*)

■ **contiguous** (See also *abutting; adjacent/ adjoining*) In contact, adjoining, or touching another object or item, as distinguished from being adjacent. (*Gurnee, Ill.*)

Next to, abutting, or touching and having a boundary, or portion thereof, which is common or coterminous. (*Valdez, Alaska*)

The same as abutting. (*Sandy, Ore.*)

Land abutting other land which is not separated by streets, ways, pipelines, electric power lines, conduits, or rights-of-way owned by other persons. (*Milwaukee, Wisc.*)

(A) Touching along a common boundary for at least 15 feet; (B) The contiguity of land areas shall not be affected by the existence between them of a road or alley; a public or private right-of-way; a public or private transportation or utility right-of-way; a river, creek, stream, or other natural or artificial waterway; or an intersecting mining claim. (C) The contiguity of land areas shall be assumed to be disrupted by the existence of a freeway, expressway, principal arterial, and minor arterial, and by lands contained within the legal boundaries of any municipality. (*Boulder County, Colo.*)

In contact with. (*Prescott Valley, Ariz.*)

Bordering or adjoining, meeting or joining at the border or surface. (*Concord, N.C.*)

■ **contiguous properties** Properties sharing a property line. (*Renton, Wash.*)

Land adjoining and touching other property regardless of whether or not portions of the property have separate assessor's parcel numbers, or were purchased at different times, lie in different sections, different government lots, or are separated from each other by private road or private right-of-way. (*Island County, Wash.*)

■ **continuing use** (See also *permitted use*) An existing, legally established use in a non-residential zone that is not listed in the use zone chart for the zone in which the site is located. (*Burien, Wash.*)

■ **contract zoning** (See also *developer's agreement*) The establishment of con-

ditions in connection with a rezoning that bind the developer and the community to its terms. Contract zoning has often been invalidated mainly because it is seldom specifically authorized in state enabling legislation. (*American Planning Association*)

■ **contraction** The reversion of real property within municipal boundaries to an unincorporated status. (*Temple Terrace, Fla.*)

■ **contractor** (See also *construction service*) A general contractor or builder engaged in the construction of buildings, either residences or commercial structures as well as heavy construction contractors engaged in activities such as paving, highway construction, and utility construction. (*Durham, N.C.*)

A contractor whose uses include fabricating shops, storage of building materials and such specialized heavy equipment as road graders, dump trucks, cement mixers, etc. (*Troy, Ohio*)

■ **contractor, home improvement** (See also *construction service*) A contractor specializing in home repairs and improvements, such as remodeling, roofing, spouting, fencing, plastering, painting, tile, siding, storm doors and windows and which does not have any heavy equipment or extensive outside storage requirements. (*Troy, Ohio*)

Contractors who undertake trades of a type that are specialized to assist in building construction and remodeling. This definition includes but is not limited to heating, air conditioning, painting, plumbing, and roofing. (*Durham, N.C.*)

■ **contractor's office** A room or group of rooms used for conducting business affairs that does not use any exterior storage area. (*Grand Forks, N.Dak.*)

■ **contractor's shop** An enclosed space used for the housing and/or operating of machinery, the provision of services, the fabrication of building-related products, and interior storage, but which does not use any exterior storage area. (*Grand Forks, N.Dak.*)

An establishment used for the indoor repair, maintenance, or storage of a

contractor's vehicles, equipment, or materials, and may include the contractor's business office. (*Milwaukee, Wisc.*)

■ **contractor's storage yard** An unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. Designation of the lot or parcel as a contractor's storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade carried on by the construction contractor. If permitted to be used in this manner, the entire lot or parcel would then be classified as a "contractor's storage yard" and will be required to conform to all applicable zoning district standards and other legislative regulations. (*Wheeling, Ill.*)

Any land or buildings used primarily for the storage of equipment, vehicles, machinery (new or used), building materials, paints, pipe, or electrical components used by the owner or occupant of the premises in the conduct of any building trades or building craft. (*Santa Rosa, Calif.*)

Storage yards operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities. (*Truckee, Calif.*)

An establishment used for the outdoor repair, maintenance, or storage of a contractor's vehicles, equipment, or materials. (*Milwaukee, Wisc.*)

■ **contributing building** (See also *historic preservation definitions*) A building, site, structure, or object that adds to the historic association, historic architectural quality, or cultural values because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period. (*Champaign, Ill.*)

A building within an historic district that the city finds is consistent with the description of the characteristics of the his-

toric district, justifying its designation and is in substantially original condition, has had minimal changes to the defining characteristics of the building, or has been appropriately restored to a substantially original condition. Contributing buildings may have been previously altered with compatible additions. (*Boulder, Colo.*)

A structure that is a part of a group of structures, designated an historic district, which together reflect a unique architectural, historic, cultural, or archaeological feature of the town, commonwealth, or nation. In order to be a contributing structure, the structure must be at least 50 years old, measured from when the determination is made, and must retain its original architectural, historic, cultural, or archaeological integrity. "Contributing structure" includes its curtilage, where appropriate. (*Blacksburg, Va.*)

■ **contributing site** (See also *historic preservation definitions*) A site that is a part of a group of structures or sites designated an historic district, which as a group reflect a unique historic, cultural, or archaeological feature of the town, commonwealth, or nation, and which is a part of an historic district. (*Blacksburg, Va.*)

■ **convalescent center** (See also *elderly housing definitions; nursing home*) A facility that provides nursing services and custodial care on a 24-hour basis for three or more unrelated individuals who for reasons of illness, physical infirmity, or advanced age, require such services. (*Durham, N.C.*)

An installation other than a hospital where two or more persons afflicted with illness, injury, or an infirmity are housed or lodged, and furnished with nursing care. (*Muskegon, Mich.*)

A building wherein for compensation, nursing care is provided for persons suffering from illness, other than mental or contagious, which is not of sufficient severity to require hospitalization, or persons requiring further institutional care after being discharged from a hospital other than a mental hospital. Occupancy of a convalescent home by any patient shall not exceed 30 days within any calendar year. (*Coral Gables, Fla.*)

A facility that is publicly or privately operated and intended for long-term patient care due to human illness or infirmity, including the elderly and developmentally disabled, normally employing the services of skilled and licensed practitioners, excluding hospitals. (*North Liberty, Iowa*)

■ **convenience goods** Retail items generally necessary or desirable for everyday living, usually purchased at a convenient nearby location. Because these goods cost relatively little compared to income, they are often purchased without comparison shopping. (*California Planning Roundtable*)

■ **convenience store** (See also **gas station minimart**) A retail store with a floor area of less than 2,500 square feet that sells groceries and may also sell gasoline; does not include automotive service stations or vehicle repair shops. (*Durham, N.C.*)

Any retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood. (*Boulder, Colo.*)

A small retail establishment, usually located within or associated with another use, that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods. (*Renton, Wash.*)

A small-scale food store usually less than 15,000 square feet in size, generally located in small neighborhood convenience centers. Such stores may have on-site service of food or drink for immediate consumption, carry for sale general food items as well as medicines, cosmetics, and limited beer and wine items. Hours of operation of such stores may also be extended over other types of food stores. (*Santa Rosa, Calif.*)

A retail store generally containing less than 2,500 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers. It is designed to attract a large volume of stop-and-go traffic. (*Rock Hall, Md.*)

Commentary: Some zoning codes make a distinction between convenience stores and

other commercial retail uses. This distinction is most commonly based on the size of the establishments, with the upper threshold for convenience stores ranging from 5,000 to 7,500 square feet. Convenience stores are regulated differently from other retail uses because their operating characteristics—traffic generation, hours of operation, noise, litter, and lighting—tend to be more intrusive to neighboring residential areas. Readers should also consult the definitions for “gas station minimart.”

■ **convent** (See also **group residential facility; monastery**) The dwelling units of a religious order or congregation. (*Island County, Wash.*)

A place of residence for bona fide members of a religious order who carry on religious, medical, educational or charitable work in adjacent institutions. (*Madison, Wisc.*)

A building or group of buildings designed to provide group housing for persons under religious vows or orders. (*Grand Prairie, Tex.*)

A housing facility where the residents are limited to members of a specific religious order. (*San Luis Obispo, Calif.*)

■ **convention center** (See also **conference center**) A facility designed to accommodate 500 or more persons and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption. (*Clearwater, Fla.*)

A commercial facility used for assemblies or meetings of the members or representatives of groups, including exhibition space. This term does not include banquet halls, clubs, lodges, or other meeting facilities of private or nonprofit groups that are primarily used by group members. (*Milwaukee, Wisc.*)

■ **conversation/rap parlor** A building or portion of a building in which there is advertising, offering, or selling the service of engaging in or listening to conversation, talk, or discussion, regardless of whether other goods or services are also

simultaneously advertised, offered, or sold, and regardless of whether those other goods or services are also required to be licensed. The term “conversation parlor” shall not include bona fide legal, medical, psychiatric, psychological, or counseling services by a person or firm appropriately licensed; or bona fide educational institutions, or panels, seminars, or other similar services offered by such institutions; or churches or synagogues. (*St. Paul, Minn.*)

■ **convey** To transfer all or a part of a title or equitable interest in land; to lease or assign an interest in land; or to transfer any other land interest. (*Concord, N.C.*)

■ **conveyance plat** (See also **plat definitions**) A plat that may be used for the transfer of land qualifying as a minor subdivision. (*Concord, N.C.*)

■ **cooperative** (See also **condominium; dwelling, multifamily**) A multiple-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium dwelling where individual units are under separate individual occupant ownership. (*Maple Grove, Minn.*)

A type of ownership characterized by collective ownership of an object by an organization whose members share in the profits or other benefits of said collective ownership. (*Carmel, Ind.*)

A group or association which has taken a deed or lease to property and which issues stock upon which the tenant's rights to proprietary leases are based. The stock, or other evidence of interest in the cooperative corporation or association, shall be purchased by persons who are tenants in the occupancy of at least 80 percent of the accommodations in the structure and are entitled by reason of such ownership to proprietary leases of such accommodations. (*Sandy, Ore.*)

A multiple-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium dwelling where individual units are under separate individual occupant ownership. (*Robbinsdale, Minn.*)

A system of ownership in which shares in a corporation are owned, entitling an owner or owners to occupancy of a portion of real estate owned by the corporation. (*Chelsea, Mass.*)

■ **copy shop** (See also **print shop**) A business engaging in the reproduction or photographic impressions through mimeographic, electrostatic, or thermal copy process, whether wet or dry. (*El Paso, Tex.*)

A facility for the reproduction and copying of printed material or drawings. This does not include sign shops, printing establishments, or similar large-scale operations. (*Hot Springs, Ark.*)

A retail establishment that provides duplicating services using photocopying, blueprint, and offset printing equipment and may include the collating and binding of booklets and reports. (*Hopkins, Minn.*)

■ **corner clearance** The distance from an intersection of a public or private road to the nearest access connection, measured from the closest edge of the pavement of the intersecting road to the closest edge of the pavement of the connection along the traveled way. (*Clearwater, Fla.*)

■ **corner triangle** The triangular area formed by the two street lot lines of a corner lot and their projection and a line connecting them at points 45 feet measured at the outer edge of the curb L from the intersection of the projected lot lines measured at the outer edge of the curb. (*San Jose, Calif.*)

A triangular area on corner lots within which certain height limitations on walls, fences, hedges, and the like are imposed under the provisions of this title. (*Santa Rosa, Calif.*)

An unoccupied triangle space at the street corner of a corner lot. The triangle is formed by connecting the point where each street line intersects and two points located 10 feet along each street line. (*Menasha, Wisc.*)

■ **cornice** (See also **architectural feature**) Any horizontal member, structural or nonstructural, of any building, projecting

outward from the exterior walls at the roof line, including eaves and other roof overhang. (*Imperial Beach, Calif.*)

The horizontal member along the top of a building. (*Las Vegas, N.Mex.*)

The uppermost horizontal molded projection or other uppermost horizontal element located at the top of a building or portion of a building. (*Clearwater, Fla.*)

■ **cornice height** The vertical distance from ground level (top of finished sidewalk) to the top of the exterior cornice. (*Clearwater, Fla.*)

■ **corral** (See also **barnyard**; **fence definitions**; **stockyard**) A fence-type structure consisting of vertical posts and horizontal members, and so constructed that 75 percent or more of the vertical surface is open. Chain link or other similar types of wire fences are not intended to be included in this definition and shall be classified as a fence or wall. (*Scottsdale, Ariz.*)

The primary enclosure for confining livestock. (*Valdez, Alaska*)

A fenced area typically for confining horses or other hoofed animals. (*Truckee, Calif.*)

A space other than a building less than 10,000 square feet in area and less than 100 feet in width used for the confinement of animals. (*Vernal City, Utah*)

A pen or enclosure for confining animals. (*Concord, N.C.*)

A fenced enclosure or small confined area used for the raising or keeping of livestock or small animals, but not including barns, sheds or similar structures, or pasture. (*Richland, Wash.*)

■ **correctional facility** (See also **custodial care facility**; **juvenile detention facility**) Publicly or privately operated facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense. (*Durham, N.C.*)

Facilities for the judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals, except when on approved leave. If the use oth-

erwise complies with this definition, a [correctional facility] may include, by way of illustration, a prison, jail, or probation center. (*Loveland, Colo.*)

A place of confinement for persons who have broken the law, are awaiting trial, or have been convicted of criminal offenses. (*Fort Wayne, Ind.*)

A facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, and prison. These facilities house prisoners who are in the custody of city / county / law enforcement and the facilities are typically government owned. (*Lancaster, Ohio*)

■ **corridor** A broad geographical band that follows a general directional flow connecting major sources of trips that may contain a number of streets, highways, and transit route alignments. (*Sacramento Regional Transit District*)

A strip of land forming a passageway between two otherwise separate parts. (*Renton, Wash.*)

A street or roadway identified as a principal link or gateway within the community. (*Concord, N.C.*)

■ **corridor, environmental** An area of land usually bordering a water course or wetland identified as containing unique natural features that should be preserved for environmental education and/or passive recreation. (*Green Bay, Wisc.*)

■ **corridor, heritage** [An area of land that] represents large, identifiable, and diverse landscapes [that may have] many significant environmental, cultural, agricultural, historic, recreation, and economic resources and themes. (*National Park Service*)

■ **corridor, historic** A right of way or an area comprising one or more landmarks, historic sites, or an historic district. (*New Jersey State Plan*)

■ **corridor, mixed-use** An area of land typically along a linear transportation

route where a variety of land uses are permitted, including employment, shopping, and residential. These areas are intended to be pedestrian-oriented and accessible by public transit. (*American Planning Association*)

■ **corridor, open space** Located along waterways, major roads, through open fields, or which includes significant vegetation [or] prominent topographic or other natural features. Such open space shall be so located as to physically and visually unite the various natural elements and provide a framework of flowing open space exclusive of the more structured or formal open space located within actual developed areas. lands accepted by the city council as open dedicated park and recreation areas may receive full credit as corridor open space. Corridors of open space may be fenced to restrict public access providing such fencing does not restrict the continuity of or visual access to the corridors. Corridor open space shall be maintained in its natural or landscaped state, shall contain no structures, and shall not be used for storage of any kind. (*Santa Rosa, Calif.*)

■ **corridor, pedestrian** (*See also pedestrian definitions*) Areas designated in the comprehensive plan as primary routes for pedestrian use to connect subareas of the city or regional trail systems, and to provide access to public facilities. (*Renton, Wash.*)

■ **corridor, riparian** (*See also riparian buffer*) A riparian corridor consists of a coherent system of perennial and intermittent streams. (*Wayne County, Ohio*)

■ **corridor, scenic** (*See also scenic route*) An area visible from a highway, waterway, railway or major hiking, biking, or equestrian trail that provides vistas over water, across expanses of land, such as farmlands, woodlands, or coastal wetlands, or from mountaintops or ridges. (*Growing Smart Legislative Guidebook*)

An area of land generally adjacent to and visible from a roadway that requires protective measures to ensure perpetuation of its scenic qualities, whether of an urban or rural setting. (*El Paso, Tex.*)

A right-of-way or an area visible from a highway, waterway, railway, or major hiking, biking, or equestrian trail that is accessible to the public, and which provides vistas over water, across expanses of vegetation such as farmlands, woodlands, or coastal wetlands, or from mountaintops or ridges. (*State of New Jersey*)

The area outside a highway right-of-way that is generally visible to persons traveling on the highway. (*California Planning Roundtable*)

■ **corridor, sign** An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a free-way. (*Lancaster, Ohio*)

■ **corridor, transportation** A combination of principal transportation routes involving a linear network of one or more highways of four or more lanes, rail lines, or other primary and secondary access facilities which support a development corridor. (*New Jersey State Plan*)

A broad geographic band that follows a general route alignment, such as a roadway or rail right-of-way, and includes a service area within that band that would be accessible to the transit system. (*Sacramento Regional Transit District*)

■ **corridor, wildlife** Habitats of endangered or threatened species, or habitats of other significant wildlife communities or indicator species. . . . (*State of New Jersey*)

A strip of land having vegetation that provides habitat and a safe passageway for wildlife. (*Cecil County, Md.*)

A land area used by wildlife for travel to or from a destination on a recurring basis. (*Loveland, Colo.*)

■ **cost-benefit analysis** (*See also fiscal impact analysis*) An analytic method whereby the actual and hidden costs of a proposed project are measured against the benefits to be received from the project. (*Iowa State University Extension Service*)

A quantified comparison of costs and benefits generally expressed in monetary or numerical terms. It is not synonymous with the weighing or balancing of envi-

ronmental and other impacts or benefits of a proposal. (*Renton, Wash.*)

■ **cottage industry** (*See also home-based business; home occupation*) A small, individual-owned business or concern . . . that functions without altering the residential character of the neighborhood, and which does not create any negative impacts on the public health, safety, and general welfare of the adjacent property owners. (*Dona Ana County, N.Mex.*)

A business in a residential area conducted primarily by the residents of the property manufacturing artistic, handicraft, and other craft items. (*Monterey County, Calif.*)

A processing, assembling, packaging, or storage industry, generally employing fewer than 20 persons, conducted wholly within an enclosed building located on a site isolated from other such uses, generating low traffic volumes and with little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line. (*Multnomah County, Ore.*)

A use conducted for the generation of revenue entirely within a dwelling, or in an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of [local code]. The use must: be clearly incidental and secondary to the use of the property for residential purposes; not change the character of the structure or area; or have any exterior evidence of the workshop. Home workshops are intended to be limited to low intensity uses that produce or repair a product, but can be operated in such a way that they do not adversely affect adjacent properties. (*Fort Wayne, Ind.*)

■ **cottage, rental** Buildings designed for seasonal use and occupancy by persons other than the owners upon periodic payment. (*Marinette County, Wisc.*)

■ **cottage, seasonal** (*See also cabin definitions*) Buildings designed for summer seasonal occupancy only and normally used by the owners, together with additional structures to house materials and services. (*Marinette County, Wisc.*)

A building or structure, usually but not always a dwelling unit, which was origi-

nally designed to be occupied only during the warm months of the year, not during winter; such a structure may not have been originally built with insulation or any permanent, central heating system; such a structure, when originally constructed, may not have had a septic system designed for year round use. (*Merrimack, N.H.*)

■ **council of governments** Voluntary associations of local government officials and entities. (*Handbook for Planning Commissioners in Missouri*)

■ **county** (See also *jurisdiction*) A form of regional municipal government; also, the territory lying within the boundaries of such government. (*New York Planning Federation*)

■ **county road system, primary** Those major roads which connect centers of population or give access to points within a county, as designated by the Board of County Commissioners. (*Solon, Ohio*)

■ **country club** (See also *club*) A club with recreation facilities for members, their families, and invited guests. (*Germantown, Tenn.*)

A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures. (*Lake Elsinore, Calif.*)

A chartered, nonprofit membership club catering primarily to its membership, providing one or more of the following recreational and social activities: golf, swimming, riding, outdoor recreation, club house, locker room, and pro shop. (*Cabot, Ark.*)

■ **court** An uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying access, light, and air to abutting buildings. (*Belmont, Calif.*)

An open space that may or may not have street access, and around which is arranged a single building or group of related buildings. (*Topeka, Kans.*)

An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building. Trees or shrubs may be used in a court. (*Coral Gables, Fla.*)

An unoccupied open space bounded on three or more sides by buildings or lot lines on which walls are permitted. (*Concrete, Wash.*)

An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings. (*Richland, Wash.*)

■ **court apartment** (See also *dwelling groups*) One or more multifamily dwellings, occupied on a long-term residential basis, any of which may be more than one story in height and arranged around one or more sides of a court or place from which any dwelling unit therein has its principal means of access. An apartment court shall be deemed to include those multifamily dwellings that contain the principal means of access to any dwelling unit therein from a court or place or side yard. (*Maui County, Hawaii*)



court apartment

■ **court, bungalow** Two or more single-family detached dwellings occupied and arranged around one, two, or three sides of a court that opens onto a street. (*Maui County, Hawaii*)

A group of three or more detached one-story, one-family, or two-family dwellings located on a single lot, and having a common court or yard. Each dwelling unit will have a separate entrance on the ground floor. (*National City, Calif.*)

■ **court height** Height of a court measured from the level of the windowsills

of the lowest story it is required to serve. (*Rye, N.Y.*)

■ **court, inner** That portion of a lot unoccupied by any part of a building, surrounded on all sides by walls, or by walls and a lot line. (*Topeka, Kans.*)

A court bounded on all sides by the building or structure. (*Homestead, Fla.*)

Area upon which any of four dwelling units in opposing (facing) dwellings opens. (*Ashland, Ore.*)

■ **court length** The horizontal dimension of a court at right angles to its width. (*Rye, N.Y.*)

■ **court, outer** That portion of a lot unoccupied by any part of a building, opening onto a street, alley, or yard. (*Topeka, Kans.*)

A court extending to a street or alley or to a front, side, or rear yard. (*Coral Gables, Fla.*)

■ **court, tourist** (See also *motel*) A group of attached or detached buildings containing individual living or sleeping units, designed or used temporarily by automobile tourists or transients with garage attached or parking spaces conveniently located to each unit, including auto courts, motels, or motor lodges. (*Maui County, Hawaii*)

■ **court-type development** A residential-type development in which the area of the court exclusive of all required yards and off-street parking spaces shall be not

less than one-half of the gross ground floor area of the buildings the court is intended to serve, and the width or diameter of the court area shall be not less than the average height of the building or buildings it is intended to serve. (*Columbus, Ohio*)

■ **court width** The width of an outer court is that horizontal dimension that is substantially parallel to the principal open end of such court. The width of an inner court is its least horizontal dimension. (*Rye, N.Y.*)

■ **courtyard** (See *court*)

■ **covenant, private** (See also *deed restriction*) [An agreement that] binds and restricts the land in the hands of present owners and subsequent purchasers. They are enforced only by the land owners involved and not by the city or other public agency. (*Conyers, Ga.*)

A set of private agreements written and agreed to by a group of property owners, usually included in each property deed, and which sets down certain rules and regulation governing the development and use of said properties. (*San Juan Capistrano, Calif.*)

■ **covenant, protective** Contract made between private parties as to the manner in which land may be used with a view towards protecting and preserving the physical and economic integrity of an area. (*Grand Forks, N.Dak.*)

A contract entered into between private parties which constitutes a restriction on the use of a particular parcel of property. (*Jordan, Minn.*)

Contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of any given area. (*White Bear Lake, Minn.*)

■ **covenant, restrictive** Private contracts entered into between the developer and purchaser(s) which constitute a restriction on the use of all private property within a development for the benefit of property owners, and provide a mutual protection against undesirable aspects of development which would tend to impair stability of values. (*Temple Terrace, Fla.*)

■ **craft shop** (See also *retail sales establishment, specialty*) Any business establishment that produces on the premises articles for sale of artistic quality or effect or handmade workmanship. Examples include candle making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities. (*Muskegon, Mich.*)

■ **crawl space** (See also *basement; cellar*) An enclosed area below the first usable floor of a building, generally less than five feet in height, used for limited access to plumbing and electrical utilities. (*Racine County, Wisc.*)

The unimproved area located beneath the first floor of a structure which may contain plumbing, ductwork, and similar items. This space serves as an access area to the various utilities and lines that are distributed throughout the structure. To be classified as a crawl space, the interior grade elevation must be equal to the exterior grade elevation. Any structure which does not meet this requirement will be classified as either a basement or cellar. (*Wood River, Ill.*)

An enclosed area below the first usable floor of a building, generally less than five feet in height used for providing limited access to plumbing and electrical utilities. (*Ephraim, Wisc.*)

The portion of a building with a height between ceiling and floor of less than six feet which does not have an interior finish or is utilized as living space. (*Steamboat, Colo.*)

■ **creek** (See also *spring; stream; watercourse*) Those areas where surface waters flow sufficiently to produce a defined channel or bed. A defined channel or bed is indicated by hydraulically sorted sediments or the removal of vegetative litter or loosely rooted vegetation by the action of moving water. The channel or bed need not contain water year-round. This definition is not meant to include stormwater runoff devices or other entirely artificial watercourses unless they are used to store or convey pass-through stream flows naturally occurring prior to construction of such devices. (*Renton, Wash.*)

■ **crematorium** (See also *cemetery; columbarium; mausoleum*) A location containing properly installed, certified apparatus intended for use in the act of cremation. (*Sheridan, Wyo.*)

■ **criminal justice facility** A facility used primarily for conducting the affairs of the criminal justice system, including federal, state, county, and municipal courts, public safety departments and detention facilities, together with incidental storage and maintenance of necessary vehicles. (*Colorado Springs, Colo.; Glenwood Springs, Colo.*)

■ **crisis center** (See also *shelter definitions*) A facility or portion thereof and premises that are used for purposes of emergency shelter, crisis intervention, including counseling, referral, hotline response, and similar human social service functions. Said facility [may] include meal preparation, distribution, or service [for residents of the center as well as nonresidents]; merchandise distribution; or shelter, including boarding, lodging, or residential care. (*Topeka, Kans.*)

■ **critical area** Aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, streams, and wetlands. (*Burien, Wash.*)

■ **critical facilities** (See also *essential facilities*) A facility necessary to protect the public health, safety and welfare and which is defined under the occupancy categories of "essential facilities," "hazardous facilities," and "special occupancy structures" in the Uniform Building code. Critical facilities also include nursing homes, public roadway bridges, and sites for hazardous substance storage or production, not including the temporary storage of consumer products containing hazardous substances intended for household use or for retail sale on the site. (*Burien, Wash.*)

(A) Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials. (B) Hospitals, nursing homes, and housing likely to contain occupants who may not be sufficiently mobile to avoid death or injury during a flood. (C) Police

stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers that are needed for flood response activities before, during, and after a flood. (D) Public and private utility facilities that are vital to maintaining or restoring normal services to flooded areas before, during, and after a flood. (*Dewey Beach, Del.*)

Public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. (*Beaverton, Ore.*)

■ **crop production** (See also *agricultural use; farming*) Commercial agricultural field and orchard uses including production of: field crops, flowers and seeds, fruits, grains, melons, ornamental crops, tree nuts, trees and sod, vegetables. Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, crop processing, and sales in the field not involving a permanent structure. (*Truckee, Calif.*)

The growing of crops such as vegetables, fruit trees, and grain and the packaging or storage of the products produced on the premises. (*Stevens Point, Wisc.*)

Agricultural and horticultural uses, including, but not limited to production of grains, field crops, vegetables, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms. (*Hawaii County, Hawaii*)

■ **cross section** A profile of the ground surface perpendicular to the center line of a street, stream, or valley bottom. (*Deschutes County, Ore.*)

■ **crosswalk** (See also *pedestrian walkway*) A city-owned right-of-way that crosses a block and furnishes pedestrian access to adjacent streets or properties. (*St. Paul, Minn.*)

That part of a roadway at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs, or in the absence of curbs and sidewalks from the edges of the traversable roadway; any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or



crosswalk

other markings on the surface. (*Bethel, Maine*)

(1) That part of a roadway at intersections ordinarily included within the real or projected prolongation of property lines and curb lines or, in the absence of curbs, the edges of the traversable roadway; (2) any portion of a roadway at an intersection or elsewhere, distinctly indicated for pedestrian crossing by lines or other markings on the surface; (3) notwithstanding subsections (a) and (b) hereof, there shall not be a crosswalk where authorized signs have been placed indicating no crossing. (*Norton, Ohio*)

A public right-of-way used primarily for pedestrians' travel through or across any portion of a block. (*Concord, N.C.*)

A right-of-way within a block, dedicated to public use, from which motor vehicles are excluded, and which is designed to provide pedestrian access to adjacent roads, lots, or public use areas. (*Temple Terrace, Fla.*)

A public right-of-way, within a block, 10 feet or more in width, intended primarily for pedestrians, but may include utilities where necessary, and from which motor-propelled vehicles are excluded. (*Vernon Hills, Ill.*)

■ **cul-de-sac** (See *street, cul-de-sac*)

■ **cultural center** Services to the public, such as but not limited to museums, art galleries, and libraries by a public or private, nonprofit facility. (*Nashville and Davidson County, Tenn.*)

A use providing for display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres. (*Burien, Wash.*)

■ **cultural feature** A human structure, such as a road or building, that is within view of a proposed land-use change and that affects site planning. (*Maryland Department of Natural Resources*)

■ **cultural landscape** A natural setting, the appearance of which represents the historic settlement pattern and development of a community. Such settings, which may or may not contain an historic structure, often reflect certain time periods of local significance. When applied to historic structures, a cultural landscape also includes the setting of the structure and its contribution to the integrity of the structure. Examples include, but are not limited to historic structures surrounded by large specimen trees, scenic vistas encompassing historic farmsteads and hedgerows, stone walls or ruins against a backdrop of equestrian activity, and rural roads framing historic villages. (*Willistown Township, Pa.*)

■ **cultural resources** Those resources that possess qualities of significance in American, [name of state], or [name of locality] history, architecture, archaeology, and culture present in districts, sites, structures, and objects that possess integrity of location, design, setting, materials,

workmanship, congruency, and association. (*San Antonio, Tex.*)

A site, object, structure, building or district listed on the . . . survey of cultural resources or in the historic preservation element of the city/county comprehensive plan or on the local register of historic places. (*Temple Terrace, Fla.*)

Resources and other physical features that are remnants or components of the community's culture. (*Wayne County, Ohio*)

Those resources that possess qualities of significance in national, state, or local history, architecture, archaeology, and culture and which are present in districts, sites, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association. (*Jacksonville, Fla.*)

A site or structure which is part of the area's cultural heritage; that is, which typifies a particular stage of human activity in the area. Cultural resources include archeological sites, historic buildings and sites, and undisturbed natural sites that have historic or prehistoric associations including those with paleontological (fossil) specimens. (*Larimer County, Colo.*)

■ **cultural services** A library, museum, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences. (*Blacksburg, Va.*)

■ **culvert** A pipe, conduit, or similar enclosed structure with appurtenant works which carries surface or storm water under or through an embankment or fill, roadway, or pedestrian walk, or other structure. (*Conemaugh Township, Pa.*)

■ **culvert, cross drainage** Pipelike or boxlike construction of wood, metal, plastic, or concrete that passes under a road to catch surface water from side ditches and direct it away from a road. (*Maine Forest Service*)

■ **culvert, streambed** Pipelike or boxlike construction of wood, metal, plastic, or concrete that passes under a road or embankment to convey a stream under a

crossing without constricting waterflow or movement of fish. (*Maine Forest Service*)

■ **cumulative zoning** (See also *as-of-right zoning; downzoning; Euclidean zoning; upzoning*) A zoning scheme that begins with the most protected land use, usually the single-family home, and permits in each "lower" district all the uses above plus new ones, in a sort of pyramidal fashion. Thus, the least protected zone (e.g., the heavy industrial district) would permit all uses allowed in all other districts; such districts, in effect, are not zoned. The R-2 zone would permit all R-1 zone uses and two-family homes. And so on. There are variations on this theme. Some ordinances, for example, are cumulative only within use categories but not across them. For example, single-family houses might be allowed in multifamily districts but not in commercial or industrial districts. (*American Planning Association*)

Commentary: Cumulative zoning has been discredited in recent years. Jurisdictions have recognized that zoning districts are not hierarchical and that a single-family home is just as out of place in an industrial zone as a factory in a residential district. Most modern zoning ordinances have dropped the cumulative feature in favor of exclusive use zoning.

■ **cupola** (See also *architectural feature*) A small dome and the shaft that supports it; sits on top of a building. (*Carson City, Nev.*)

■ **curb** A stone or concrete boundary usually marking the edge of a roadway or paved area. (*Schaumburg, Ill.*)

A stone, concrete, or other improved boundary marking the edge of the roadway or paved area. (*Concord, N.C.*)

A structure located on either edge of the roadway, but within the right-of-way line, which is designed to channel stormwater to drainage inlets. (*Mishawaka, Ind.*)

■ **curb, control bumper** A continuous concrete curb constructed upon a suitable base having a minimum width of four inches and a minimum height of six inches above grade. (*Beverly Hills, Calif.*)

■ **curb cut** The providing of vehicular ingress or egress between property and an abutting public street. (*Conyers, Ga.*)

The length of the opening along the road curb for a straight-sided (90 degree) driveway. (*Hudsonville, Mich.*)

The flat bottom dimension of the driveway excluding the wings. (*Santa Rosa, Calif.*)

A lowered curb level which allows motorized vehicular ingress to, and egress from, property. (*Mishawaka, Ind.*)

A curb break, or a place or way provided for the purpose of gaining vehicular access between a street and abutting property. (*Palm Desert, Calif.*)

■ **curb, existing** The present location of: (1) the curb of the street; or (2) the edge of the pavement whenever a street does not have a curb. Distances measured from the existing curb shall be measured from the back of the curb. The back of the curb is the side of the curb that is closest to the property line. (*Loveland, Colo.*)

■ **curb face** The vertical or shaped portion of a curb, facing the roadway, and designed to direct storm waters. (*Concord, N.C.*)

■ **curb level** The level of the established curb in front of a building or structure measured at the center of such front. Where no curb level has been established, it shall be deemed to be the established level of the center line of the street surface in front of a building or structure measured at the center line of such front. (*Normal, Ill.; North Kansas City, Mo.*)

The elevation, as established by the city, of the curb in front of the center of the building. Where no curb level has been established, the city engineer shall determine a curb level or its equivalent for the purpose of this zoning code. (*Mora, Minn.*)

The establishment elevation of the curb in front of the building measured at the center of such front. Where no curb level has been established, the city shall establish such curb level or its equivalent for the purpose of this code. (*Robbinsdale, Minn.*)

The grade elevation established by the city of the curb in front of the center of a building. (*Jordan, Minn.*)

■ **curb radius** The curved edge of the thoroughfare at intersections, measured

at the edge of the travel lines. Curbs at intersections shall not intrude into the intersection beyond the specified maximum curb radius. Where thoroughfares of different use categories intersect, the requirements of the higher intensity use shall govern. (*Monroe County, Fla.*)

■ **curb return** A curved segment of curb used at each end of an opening in the roadway curb. (*Las Cruces, N.Mex.*)

■ **curb, ultimate** The eventual location of the curb of the street as determined by the city. (*Loveland, Colo.*)

■ **curbside collection** (See also **recyclable material**) The collection of recyclables placed at a curbside location or within an enclosed dumpster site. (*Golden, Colo.*)

■ **currency exchange** (See also **check-cashing facility; pay-day loan agency**) A commercial use that exchanges common currencies, sells money orders or cashiers checks, and cashes checks as its principal business activity. This shall not include a financial institution. (*Champaign, Ill.*)

An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification does not include a state or federally chartered bank, savings association, credit union, or industrial loan company. Further, this classification does not include establishments selling consumer goods, including consumables, where the cashing of checks or money orders is incidental to the main purpose of the business. (*Redondo Beach, Calif.*)

Any person, except a bank, trust company, savings bank, savings and loan association, credit union, or industrial loan and thrift company, engaged in the business of cashing checks, drafts, money orders, or travelers' checks for a fee. Does not include a person who provides these services incidental to the person's primary business if the charge for cashing a check or draft does not exceed one dollar or 1 percent of the value of the check or draft, whichever is greater. (*St. Paul, Minn.*)

Any person except banks . . . engaged in the business of and providing facilities for

cashing checks, drafts, money orders and all other evidences of money acceptable to such community currency exchange for a fee, service charge, or other consideration. This term does not include any person engaged in the business of transporting for hire, bullion, currency, securities, negotiable or nonnegotiable documents, jewels or other property of great monetary value nor any person engaged in the business of selling tangible personal property at retail nor any person licensed to practice a profession or licensed to engage in any business in this state, who in the course of such business or profession and, as an incident thereto, cashes checks, drafts, money orders or other evidences of money. (*Milwaukee, Wisc.*)

■ **custodial care facility** (See also **correctional facility; juvenile detention facility**) A facility providing custodial care and treatment in a protective living environment for persons residing voluntarily or by court placement, including, without limitation, correctional and post-correctional facilities, juvenile detention facilities, and temporary detention facilities. (*Boulder, Colo.*)

■ **cut** A portion of land surface from which earth has been removed or will be removed by excavation; the depth below the original ground surface. (*Clarkdale, Ariz.*)

The removal of earth material. "Cut" may also mean the grade that results from the removal of earth material. (*Sedona, Ariz.*)

The excavation or removal of earth material, including soil and rocks. (*Santa Clarita, Calif.*)

Land surface which is shaped through the removal of soil, rock, or other materials. (*Concord, N.C.*)

The exposed ground surface resulting from the excavation of material on the natural terrain. (*Henderson, Nev.*)

■ **cut and fill** (See also **excavation; fill**) The excavating of material in one place and depositing of it as fill in an adjacent place. (*Santa Clarita, Calif.*)

The exposed ground surface resulting from the placement of excavated material on the natural terrain. (*Henderson, Nev.*)

d

■ **dairy** (See *farming operation, dairy*)

■ **dam** (See also *detention dam; obstruction to flow*) All obstructions, wall embankments, or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Underground water storage tanks are not included. (*Schaumburg, Ill.*)

Any man-made structure which is or may be used to impound water. (*Deschutes County, Ore.*)

■ **dance hall** Establishments in which more than 10 percent of the total floor area is designed or used as a dance floor, or where an admission fee is directly collected, or some other form of compensation is obtained for dancing. (*Blacksburg, Va.*)

A place of assembly, open to the public and operated for profit, where dances, parties, receptions, and other gatherings are held. Dance halls may provide live entertainment, may serve alcoholic beverages, and may serve catered meals provided the owner or operator holds the appropriate licenses and permits. (*Cudahy, Wisc.*)

A building open to the general public for the purpose of providing a place for dancing and where an admission is charged for the purpose of making a profit, except when sponsored by civic, charitable, or nonprofit groups. (*Campbell County, Va.*)

A commercial establishment open to the general public which provides a dance area of 1,000 square feet or more. (*Lancaster, Ohio*)

Any room, place, or space open to the general public patronage in which is carried on dancing wherein the public may participate, whether or not a charge for admission for dancing is made. (*St. Paul, Minn.*)

■ **dance school** (See *educational facilities, school for the arts*)

■ **dancing establishment** (See also *nightclub*) Any restaurant, bar, hotel or motel, club or lodge, nightclub, or other gathering place open to the public, whether or not admission is charged, wherein dancing is allowed and participated in on a recurring basis by one or more persons, whether or not they are compensated for their dancing. This shall not include dance academies, schools, or studios where dancing is permitted only by students and instructors engaged in dancing instruction, nor shall this include public or private schools, which host dances solely for students, or adult-supervised youth organizations, city, park district, or other governmental facilities that host dances, nor shall this include motels, hotels, or restaurants or businesses that only rent enclosed banquet rooms or space for private parties. (*Thousand Oaks, Calif.*)

■ **dangerous or objectionable use** (See also *locally unwanted land use*) Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition, or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises. (*Livermore, Calif.*)

■ **data processing facility** (See also *telecom hotel*) Facilities where electronic data is processed by employees, including, without limitation, data entry, storage, conversion or analysis, subscription and credit card transaction processing, telephone sales and order collection, mail order and catalog sales, and mailing list preparation. (*Boulder, Colo.*)

An establishment primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a mainframe computer. This term does not include general business offices, computer-related sales establishments, and business or personal services. (*Hawaii County, Hawaii*)

■ **day care** (See also *child care definitions*)

The care of one or more children on a regular basis, for periods of less than 24 hours per day, in a place other than the child's own dwelling unit. Day care includes family day care, group family day care, and group day care, as hereinafter defined: (1) Family Day Care: a day care program providing care for not more than 10 children at one time, and which is licensed by the county as a family day care home. The licensed capacity must include all children of any caregiver when the children are present in the residence. (2) Group Family Day Care: a day care program providing care for no more than 14 children at any one time, of which no more than 10 are under school age and which is licensed by the county as a group family day care home. The licensed capacity must include all children of any caregiver when the children are present in the residence. (3) Group Day Care: a day care program providing care for more than six children at one time and licensed by the state or the city as a group day care center. Group day care includes programs for children known as nursery schools, day nurseries, child care centers, play groups, day care centers for school age children, after school programs, infant day care centers, cooperative day care centers, and Head Start programs. (*St. Paul, Minn.*)

■ **day care center** Any facility operated for the purpose of providing care, protection and guidance to 10 or more individuals during only part of a 24-hour day. This term includes nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period. (*Blacksburg, Va.*)

A place other than an occupied dwelling that provides for the care of children or adults; or a large care home. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendant adults, and for which care a payment, fee, or grant is made. Of those receiving care, only dependents of a large care home operator may reside on the site. (*Durham, N.C.*)

■ **day care center, adult** A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day. (*Wheaton Ill.*)

■ **day care center, large** A facility: (1) licensed by the state, if applicable; (2) providing care for seven or more children or adults who do not reside in the facility, are present primarily during daytime hours, and do not regularly stay overnight; and (3) which may include some instruction. (*Boulder, Colo.*)

■ **day care center, small** A facility: (1) in a dwelling unit; (2) licensed by the state, if applicable; (3) providing care for six or fewer children or adults who (except for family members) do not reside in the facility, are present primarily during daytime hours, and do not regularly stay overnight. Family members who receive care in the facility are included in the total; and (4) which may include some instruction. (*Boulder, Colo.*)

■ **day care home** (See also *babysitting*) A dwelling in which a permanent occupant of the dwelling provides for the care of children or adults. Those receiving care are not all related to the occupant or to each other by blood or marriage and are not the legal wards or foster children of the attendant adults. Those receiving care and who are not dependents of the occupant, do not reside on the site. For the purpose of this ordinance, such activities shall meet all requirements for home occupations. If children are the primary clients of the use, the following standards must be met: (1) the home meets all state standards for registration and inspections; (2) the number of children does not exceed five preschool children, including the caregiver's children, and three school-age children, not including the caregiver's children. (*Durham, N.C.*)

The keeping for part-time care or instruction, whether or not for compensation, of five or less persons at any one time within a dwelling, not including members of the family residing on the premises. (*North Liberty, Iowa*)

A private home in which one but fewer than seven minor children are given care

and supervision for periods of less than 24 hours per day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. "Family day-care home" includes a home that gives care to an unrelated minor child for more than four weeks during a calendar year. (*Rockford, Mich.*)

A home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home. (*San Juan Capistrano, Calif.*)

A home which generally provides care, protection, and supervision of 12 or fewer children, in the provider's own home, for periods of less than 12 hours per day, while the parents or guardians are away. (*Moorpark, Calif.*)

■ **day care home, large family** The use of a residential dwelling unit and the lot upon which it is located for the daytime care of seven to 12 children inclusive, including any children who normally reside on the premises. (*Lake Elsinore, Calif.*)

A home that provides family day care for seven to 14 children inclusive, including children under the age of 10 years who reside at the home. (*San Juan Capistrano, Calif.*)

A home which provides day care to seven to 12 children inclusive, including children under the age of 10 years who reside at home. (*Moorpark, Calif.*)

A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for nine to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility. (*Rancho Mirage, Calif.*)

■ **day care home, small family** (See also *incidental remunerative activities*) The use of a residential dwelling unit and the lot upon which it is located for the daytime care of six or fewer children, including those who reside at the home. (*Lake Elsinore, Calif.*)

A home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home. (*San Juan Capistrano, Calif.*)

A home which provides family day care to six or fewer children, including children under the age of 10 years who reside at the home. (*Moorpark, Calif.*)

A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility. (*Rancho Mirage, Calif.*)

■ **day spa** (See *health spa*)

■ **daylight plane** (See also *bulk plane*; *sky exposure plane*) An inclined plane, beginning at a stated height above grade at a side or rear property line, and extending into the site at a stated upward angle to the horizontal, which may limit the height or horizontal extent of structures at any specific point on the site where the daylight plane is more restrictive than the height limit or the minimum yard applicable at such point on the site. (*Newport Beach, Calif.*)

■ **dead-end street** (See *street, dead-end*)

■ **decentralization** (See *leapfrog development*; *sprawl*)

■ **decibel (dB)** (See *noise, decibel (dB)*)

■ **decibel, A-weighted (dBA)** (See *noise, decibel, A-weighted (dBA)*)

■ **decision-making authority** An individual or body vested with the authority to make recommendations or act on application requests. The final decision-making authority is the one which has the authority to act on a request by approving or denying it. This may include the director of community development or his designee, the planning commission, or the city council. (*Moorpark, Calif.*)

■ **decision, final** The decision to deny a proposal by the appellate decision making authority. (*Beaverton, Ore.*)

■ **deck** (See also *porch, open*) A structure, without a roof, directly adjacent to

a principal building, which has an average elevation of 30 inches or greater from finished grade. A deck may be constructed of any materials. (*Blacksburg, Va.*)

A platform, either freestanding or attached to a building, that is supported by pillars or posts. (*Newport Beach, Calif.*)

A deck is a roofless outdoor space built as an aboveground platform projecting from the wall of a building and is connected by structural supports at grade or by the building structure. (*Burien, Wash.*)

An open and roofless platform that adjoins a house and is supported by a means other than the principal structure. (*Glen Ellyn, Ill.*)

A structural platform without a roof or railings, an open terrace, directly adjacent and accessible to a principal building. (*Dewey Beach, Del.*)

■ **deck, attached** A structure within six feet of the main building that may or may not have railings or access to the ground, but does not contain walls or a roof. May also be referred to as a balcony. (*Mankato, Minn.*)

■ **deck, roofed** (See also **observation room/deck; porch**) A structure that is constructed above the top plate line of a structure, accessed from below the top plate line, and which is designed to function as an outdoor patio or observation area. (*Dana Point, Calif.*)

A structural platform located above the finished roof material of a building, always enclosed by a railing or balustrade defined by building code, accessed from below the roof, and designed to function as an outdoor patio or observation platform. (*Dewey Beach, Del.*)

Any deck that is either completely or partially roofed, even by open beams or lattice work. A roofed deck shall have no enclosure other than the side(s) of the principal building to which the deck is attached, the minimum required supports for the roof and a railing [as permitted in the ordinance]. (*Fairfax County, Va.*)

■ **deck, unattached** A structure six feet or more from the main building that may or may not have railings or access to the

ground, but does not contain walls or a roof. (*Mankato, Minn.*)

■ **declaration of use** A document signed under oath and recorded against the title of land in order to provide notice that the use of the land or structure is subject to certain limitations and that the use will remain in compliance with this code and other ordinances of the city. (*Boulder, Colo.*)

■ **decorative changes** (See also **alteration**) Repainting or re-siding; removing or replacing trim, railings, or other non-structural architectural details; or the addition, removal, or change of location of windows and doors. (*Limington, Maine*)

■ **dedication** The transfer of private property to public ownership upon written acceptance. (*Blacksburg, Va.*)

An offer of real property by its owner(s) and its acceptance by the city for any general or public use. (*Sedona, Ariz.*)

The intentional appropriation or conveyance of land or an interest in land by the owner to the city for public use. (*Steamboat Springs, Colo.*)

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county. (*California Planning Roundtable*)

Required under some subdivision regulations to transfer part of the developer's private land for public use. As a condition for the approval of a development by a planning and zoning commission, the developer is typically required to build streets and utility lines to specification and then to "dedicate" them, including the land, to the public. Many subdivision regulations now have been extended to include land dedication for open space, schools, and other community facilities. The dedication may be a transfer of ownership or a transfer of a portion of the development rights through an "easement." The purpose is an attempt to as-

sess developers for some of the costs incurred by the community because of a new development. (*Iowa State University Extension Service*)

■ **dedication, fees in lieu of** (See also **development exaction**) Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions. (*California Planning Roundtable*)

Cash payments that may be required of an owner or developer as a substitute for dedication of land or physical improvements (for example, parking in the downtown area) (*Scotsdale, Ariz.*)

Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions. (*Santa Rosa Calif.*)

Cash payments that may be required of an owner or developer as a substitute for dedication of land or physical improvements; usually calculated in dollars per lot or square foot of land or building area. (*Palo Alto, Calif.*)

■ **deed restriction** (See also **covenant, private**) A private legal restriction on the use of land, attached in the deed to a property. A deed restriction is most commonly used in the establishments of a subdivision to restrict the use of all individual lots in the development to a certain type of use (e.g., single-family dwellings). Usually the community has no control over deed restrictions. (*Iowa State University Extension Service*)

A restriction on the use of a lot or parcel of land that is set forth in the deed and recorded with the county register of deeds. It is binding on subsequent owners and is sometimes also known as a restrictive covenant. (*Muskegon, Mich.*)

■ **defensible space** (1) In fire-fighting and prevention, a 30-foot area of noncombustible surfaces separating urban and wildland areas. (2) In urban areas, open spaces, entry points, and pathways configured to provide maximum opportuni-

ties to rightful users and/or residents to defend themselves against intruders and criminal activity. (*California Planning Roundtable*)

■ **delicatessen** (See also *retail sales establishment, speciality*) An establishment where food is sold for consumption off-premises and no counters or tables for on-premises consumption of food are provided, but excludes groceries and supermarkets. (*Boulder, Colo.*)

■ **delivery service** (See *mail services*)



delivery service

■ **demolition** Any act or process that destroys in part or in whole a building or structure. (*Normal, Ill.*)

The razing or destruction, whether entirely or in significant part, of the exterior of a building, structure, or site. Demolition includes the removal of a building or structure from its site or the removal, stripping, concealing, or destruction of the facade or any significant exterior architectural features which are integral to the historic character of the resource, for whatever purpose, including new construction or reconstruction. (*Willistown Township, Pa.*)

Any dismantling, intentional destruction, or removal of public or private structures, sites, surfaces, utilities, or other improvements. (*Sedona, Ariz.*)

The tearing down or razing of 25 percent or more of a structure's external walls. (*Temple Terrace, Fla.*)

■ **demolition, complete** Any act or process that destroys or removes 75 percent or more of the exterior walls of a structure, improvement, or object. (*Oak Park, Ill.*)

■ **demolition, partial** Any act or process that destroys or removes less than 75 percent of the exterior walls of a structure, improvement, or object. (*Oak Park, Ill.*)

■ **demolition permit** A permit that gives the applicant/owner the right to demolish a building and to ensure that no unsafe condition exists on the site when the demolition is complete. (*Edmonton, Alberta, Canada*)

■ **demolition waste** (See also *landfill, construction/demolition; solid waste*)

Materials found in demolished buildings, roads, and other structures including but not limited to concrete, drywall, asphalt, wood, masonry, composition roofing, roofing, siding, structural metal, wire, insulation. (*Renton, Wash.*)

■ **density** (See also *intensity*) The number of dwelling units permitted per net acre of land. (*Coral Gables, Fla.*)



density

The number of dwelling units per gross area devoted to residential development. (*Baton Rouge, La.*)

The number of dwelling units per acre. (*Durham, N.C.*)

The number of dwelling units situated on or to be developed on a net acre (or smaller unit) of land, which shall be calculated by taking the total gross acreage and subtracting surface water, undevelopable lands (e.g., wetlands) and the area in rights-of-way for streets and roads. (*Muskegon, Mich.*)

The number of dwellings or principal buildings or uses permitted per net acre of land. Net acre of land shall not include land required for public streets. (*Mankato, Minn.*)

The number of dwelling units allowed on an area of land, which area of land may include dedicated streets contained within the development. (*North Liberty, Iowa*)

The permitted ratio of residential units to land area or the permitted ratio of building size to land area. (*Concrete, Wash.*)

■ **density, base** The maximum number of dwelling units permitted outright by a particular land-use classification. (*Island County, Wash.*)

The lot area per dwelling unit requirements stipulated in the district regulations. (*Ocean City, Md.*)

■ **density bonus** (See also *bonus provision; incentive zoning*) The allocation

of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. (*California Planning Roundtable*)

The granting of the allowance of additional density in a development in exchange for the provision by the developer of other desirable amenities from a public perspective (e.g., public open spaces, plazas, art, landscaping, etc.). (*Peoria, Ill.*)

A minimum density increase of at least 25 percent over the maximum residential density. (*San Juan Capistrano, Calif.*)

Dwelling units or non-residential square footage permitted in addition to the permitted density or intensity within a zoning district. (*Concord, N.C.*)

■ **density bonus, housing** A legally binding agreement between a developer and the city to ensure that the requirements of [local affordable housing requirements] are satisfied. The agreement, among other things, shall establish: the number of target units, their size, location, terms, and conditions of affordability, and production schedule. (*San Juan Capistrano, Calif.*)

Those residential units granted pursuant to the provisions of [local affordable housing requirements] which exceed the otherwise maximum residential density for the development site. (*San Juan Capistrano, Calif.*)

■ **density, control of** A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts. (*California Planning Roundtable*)

■ **density, employment** A measure of the number of employed persons per spe-

cific area (for example, employees/_acre). (*California Planning Roundtable*)

■ **density, gross** The numerical value obtained by dividing the total number of dwelling units in a development by the gross area of the tract of land (in acres) within a development. This would include all nonresidential land uses and private streets of the development, as well as rights-of-way of dedicated streets; the result being the number of dwelling units per gross acre of land. (*Gurnee, Ill.*)

The total number of dwelling units divided by the total project area, expressed as gross dwelling units per acre. (*Maryland Heights, Mo.*)

The number of dwelling units within the gross area of a project divided by the total number of gross acres. (*Lake Elsinore, Calif.*)

The ratio of dwelling units per acre utilizing the full acreage of the parcel without subtracting areas dedicated to public or private roads, schools, parks, or similar public use and open space areas or hazard areas. (*Monterey County, Calif.*)

■ **density, maximum allowable** The number of dwelling units allowed on a parcel of land based upon the gross, overall area of the parcel without any consideration for land areas required for road rights-of-way, easements, and other non-residential uses. However, in using gross area to compute allowable dwelling units, the overall area of the parcel shall be adjusted by subtracting the area of any subparcel of unbuildable or submerged lands. In computing the maximum allowable density for any parcel, any fractional dwelling count shall be equal to zero dwelling units. (*Boca Raton, Fla.*)

■ **density, net** The result of: (a) dividing the total number of dwelling units existing on a housing site by the net area in acres; or (b) multiplying the net area in acres times 43,560 square feet per acre and then dividing the product by the required minimum number of square feet per dwelling unit. "Density" or "net density" is expressed as dwelling units per acre or per net acre. (*Growing Smart Legislative Guidebook*)

The numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed to be located and including common open space and associated recreational facilities within the area; the result being the number of dwelling units per net residential acre of land. Net density calculations exclude rights-of-way of publicly dedicated streets and private streets. (*Gurnee, Ill.*)

The total number of dwelling units divided by the net project area. In determining net density, all land area associated with and accessory to the dwelling unit, including private streets and driveways, off-street parking facilities, and common open space and recreational facilities, shall be included in the calculation. Net density calculations exclude rights-of-way of publicly dedicated streets and nonresidential structures, land uses, and accessory facilities. (*Maryland Heights, Mo.*)

The number of dwelling units within a project divided by the number of net acres. (*Lake Elsinore, Calif.*)

The number of dwelling units per acre of land when the average involved includes only the land devoted to residential uses and excludes such areas as street rights-of-way, parks, common open space, and other similar uses. (*Trenton Township, Ohio*)

The number of residential dwelling units permitted per net acre of land and is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel not including street rights-of-way. In the determination of the number of dwellings to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit. (*Grand Chute, Wisc.*)

■ **density transfer** A way of retaining open space by concentrating densities—usually in compact areas adjacent to existing urbanization and utilities—while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for

public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop. (*California Planning Roundtable*)

The trading of all or part of the permitted density on a parcel to another parcel or other locations on the same parcel. (*Clarkdale, Ariz.*)

■ **density zoning** A device for averaging residential density over an entire parcel and placing no restrictions on lot sizes or on dwelling types. Under this approach, any type of dwelling is permitted, from detached houses to apartments, anywhere on the site, so long as total density does not exceed the maximum permitted. The only development standards imposed are for distances between buildings, distance between facing windows, amount of parking, and minimum open space. Conventional setback and lot-size requirements are dropped. It is a somewhat further extension of cluster development provisions. (*American Planning Association*)

■ **density zoning district** Synonymous with zone and means an area of the county that is characterized by economic, geographic, or geological conditions that justify the determination of a maximum density for residential land use and the application of special land-use regulations; and which is delineated on the zone map or maps. (*Thurston County, Wash.*)

■ **dental clinic** (See *clinic, medical or dental*)

■ **departmental consolidation** (See *government, consolidated*)

■ **department store** (See also *retail sales establishment*) A business which is conducted under a single owner's name wherein a variety of unrelated merchandise and services are housed enclosed and are exhibited and sold directly to the customer for whom the goods and services are furnished. (*Maple Grove, Minn.*)

A business conducted under a single owner's name wherein a variety of unrelated merchandise and services are housed, enclosed, and are exhibited and sold directly to the customer for whom



department store

the goods and services are furnished. (*Hopkins, Minn.; Robbinsdale, Minn.*)

A general merchandising store offering a full line of goods and having 50,000 square feet or more of floor space. (*Hilton Head, S.C.*)

■ **design** The physical aspects of a development, road improvement, or other construction project. Design includes but is not limited to such items as street alignment, grading, landscaping, site layout, building elevations, and signing. (*San Juan Capistrano, Calif.*)

■ **design plan** A plan for a defined geographic area in single or multiple ownership that is consistent with the comprehensive plan and includes but is not limited to a land use and circulation plan, development standards, design guidelines, an open space plan, utilities plans, and a program of implementation measures and other mechanisms needed to carry out the plan. The plan shall be created through the design review process. (*Beaverton, Ore.*)

■ **design review** (See also *architectural review*) The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. Design control requires that certain specific things be done and that other things not be done. Design control language is most often found within a zoning ordinance. Design review usually refers to a system set up outside of the

zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (*California Planning Roundtable*)

The process wherein a developer's site plan is submitted to the city for examination and evaluation of the technical elements of the submitted materials as well as determination of how well the plan itself meets officially adopted criteria. (*Chelsea, Mass.*)

■ **design review board** (See also *architectural review board*) A board established by the city to review building plans to determine if such plans are consistent with the architectural controls and building materials provisions. (*Jordan, Minn.*)

■ **design review, conceptual** Review by the design review board or planning staff for the purpose of providing the applicant with the authority's tentative reaction to the general design concept of a proposed project. Such review shall not include a formal decision on the application by the decision-making authority. (*Santa Rosa, Calif.*)

■ **design review, final** Review by the design review Board or planning staff for the purpose of rendering a final decision on a design review application. (*Santa Rosa, Calif.*)

■ **design review, preliminary** Review by the design review board or planning staff for the purpose of providing the applicant with specific responses to the application prior to final design review. Such review shall include a preliminary decision on the

application by the decision-making authority subject to the final decision on the project which will be made at the time of final design review. (*Santa Rosa, Calif.*)

■ **design standards** A set of guidelines regarding the architectural appearance of a building, or improvement, that governs the alteration, construction, demolition, or relocation of a building, or improvement. (*Champaign, Ill.*)

The specifications for the preparation of plats, both preliminary and final, indicating among other things the optimum minimum or maximum dimensions of such items as rights-of-way, blocks, easements, and lots. (*Grand Forks, N.D.*)

A set of guidelines defining parameters to be followed in a site or building design and development. (*Pittsburgh, Pa.*)

A standard of appropriate activity that will preserve the historic and architectural character of a structure or a historic district. (*Normal, Ill.*)

Specific criteria and limitations placed on development and uses which are intended to protect the public health, safety, and welfare. (*Jordan, Minn.*)

The specifications to land owners or subdividers for the preparation of plats, both preliminary and final, indicating, among other things, the optimum, minimum, or maximum dimensions of such items as rights-of-way, blocks, easements, and lots. (*White Bear Lake, Minn.*)

A standard of appropriate activity that will preserve the historic and architectural character of a structure or area. (*St. Charles, Mo.*)

■ **destination retail** Retail businesses that generate a special purpose trip and that do not necessarily benefit from a high-volume pedestrian location. (*California Planning Roundtable*)

■ **detention** (See also *retention* definitions; *stormwater* definitions) The temporary on-site restraining of storm water. (*Gurnee, Ill.*)

The collection and storage of surface water for subsequent gradual discharge. (*Temple Terrace, Fla.*)

Any storm drainage technique that retards or detains runoff, such as a detention or retention basin, parking lot storage, rooftop storage, porous pavement, dry wells, or any combination thereof. (*Champaign, Ill.*)

■ **detention area** An area that is designed to capture specific quantities of stormwater and to gradually release the stormwater at a sufficiently slow rate to avert flooding. (*Thornton, Colo.*)

■ **detention basin** A structure or facility, natural or artificial, which stores stormwater on a temporary basis and releases it at a controlled rate. A detention basin may drain completely after a storm event, or it may be a body of water with a fixed minimum and maximum water elevation between runoff events. (*Grand Traverse County, Mich.*)

■ **detention basin, extended** Detention basin designed to provide substantial removal of suspended solids and particulates, typically achieved by holding stormwater for 24 hours or more. (*Grand Traverse County, Mich.*)

■ **detention basin, regional** A basin to detain water flow from a number of development sites or a small watershed. (*Grand Traverse County, Mich.*)

■ **detention, combined public** A stormwater detention system designed to accommodate runoff from both public

function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored and released through an outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a retention pond, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a water-spreading dam or dike because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called debris dams. (*California Planning Roundtable*)

■ **detention pond** A pond or pool used for the temporary storage of water runoff and which provides for the controlled release of such waters. (*Clarkdale, Ariz.*)

A permanent natural or man-made structure, including wetlands, for the temporary storage of runoff, which contains a permanent pool of water. (*Hopkins, Minn.*)



detention pond

streets and private property. (*Renton, Wash.*)

■ **detention dam** (See also *dam*) Dams may be classified according to the broad

■ **detoxification facility** (See *substance abuse treatment facility*)

■ **detritus** The accumulation of organic material or duff under trees and vegetation. (*Santa Clarita, Calif.*)

■ **developable acres, net** The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site. (*California Planning Roundtable*)

The land area within a subdivision excluding areas dedicated to the public, including parks and open spaces and public rights-of-way. (*Thornton, Colo.*)

The area within the development boundaries, not including areas for public or private streets, driveways, or utility easements. (*Champaign, Ill.*)

■ **developable land** (See also **buildable land; undeveloped land**) Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas. (*California Planning Roundtable*)

Land area outside of delineated wetlands and wetland buffers that is otherwise developable, taking into consideration steep slopes, unstable soil, etc. (*Renton, Wash.*)

The amount of land available for development as determined by subtracting the total protected land from the base site area. (*Willistown Township, Pa.*)

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. (*Concord, N.C.*)

■ **developed property** Property or a lot upon which significant site improvements, such as utility installations, paving, and, in many instances, the construction of one or more structures has occurred. For the purposes of sign regulation, it shall additionally mean all private property within 200 feet of an existing building. (*Thornton, Colo.*)

■ **developer** That person who is improving a parcel of land within the city and who may or may not be the owner of the property. (*Thornton, Colo.*)

An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity. (*California Planning Roundtable*)

The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land. (*Iowa State University Extension Service*)

Any individual, corporation, partnership, or entity which owns property that is subject to these standards and regulations set forth in [local law] or which finances, manages, designs, administers, or invests in (including in-kind contributions) the development or redevelopment of the property. (*Loveland, Colo.*)

■ **developer's agreement** (See also **contract zoning**) An agreement by a developer with the city that clearly establishes the developer's responsibility regarding project phasing, the provision of public and private facilities, and improvements and any other mutually agreed to terms and requirements. (*Thornton, Colo.*)

A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction that "freezes" certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner. (*California Planning Roundtable*)

A contract between the town and an applicant for a development project, in compliance with [local law]. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to town policies, rules, and regulations after project approval. In return,

the town may be assured that the approved project will contain elements and components that are in the best interests of the town and will promote the public interest and welfare of the town. (*Truckee, Calif.*)

■ **development** Any building, construction, renovation, mining, extraction, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into parcels; any change in the intensity or use of land, such as an increase in the number of dwelling units in a structure or a change to a commercial or industrial use from a less intensive use; any activity that alters a shore, beach, seacoast, river, stream, lake, pond, canal, marsh, dune area, woodlands, wetland, endangered species habitat, aquifer or other resource area, including coastal construction or other activity. (*Growing Smart Legislative Guidebook*)

Any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city or county, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of materials. (*Durham, N.C.*)

The construction of a new building or other structures on a zoning lot, the relocation of an existing building on another zoning lot, or the use of open land for a new use. Also means any man-made change to improved or unimproved real estate, including but not limited to parking, fences, pools, signs, temporary uses, clearing of land, mining, dredging, filling, grading, paving, excavation, or drilling operations. (*Muskegon, Mich.*)

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted. (*California Planning Roundtable*)

Any man-made change to improved or unimproved real estate, including but not limited to construction of or substantial improvements to buildings or other structures, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation, or drilling operations. (*Glen Ellyn, Ill.*)

The act of bringing about growth; to construct or alter a structure, to make a change in use or appearance of land, to divide land into parcels, or to create or terminate rights of access. (*Beaverton, Ore.*)

■ **development approval** Any written authorization for the city or another governmental entity party to a joint powers agreement with the city, which authorizes the commencement of a development. (*Boise City, Idaho*)

■ **development, conventional** A development other than a condominium apartment or cluster development, with each dwelling unit situated on a single residential lot of record and not having a common wall. (*Lake Elsinore, Calif.*)

Any application requesting approval of a development or use within a zoning district other than a planned unit development (PUD), Traditional Neighborhood Development (TND), or Transit-Oriented Development (TOD) district, and a cluster development. (*Concord, N.C.*)

■ **development coverage** (See also *built-upon area; building coverage*) All developed surface areas within the subject property including but not limited to roof tops, concrete or asphalt paved driveways, carports, accessory buildings and parking areas. (*Renton, Wash.*)

Those parts of a land parcel that have been extensively improved for an existing land use including building coverage, parking and loading areas, service yards, and landscaped areas. (*Concrete, Wash.*)

■ **development deviation, major** A deviation, other than a minor deviation, from the development order under which a development activity was authorized. (*Temple Terrace, Fla.*)

■ **development deviation, minor** A deviation that is within the limits set out below and that is necessary in light of

technical or engineering considerations first discovered during actual development and not reasonably anticipated during the initial approval process: (a) Alteration of the location of any road, walkway, landscaping, or structure by not more than five feet. (b) Reduction of the total amount of open space by not more than 5 percent, or reduction of the yard area or open space associated with any single structure by not more than 5 percent; provided that such reduction does not permit the required open space to be less than that required by this code. (*Temple Terrace, Fla.*)

■ **development disincentive** Measure that can be taken, usually by a governing agency, to discourage certain types of developments. (*Washtenaw County, Mich.*)

■ **development exaction** A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations. (*California Planning Roundtable*)

A fee or contribution of cash or property required of a developer as a condition of receiving development approval, most often associated with subdivision regulations. Similar to impact fees. (*Washtenaw County, Mich.*)

Any dedication of land or easements for construction of, or contribution toward construction of, a public improvement required as a condition of plat approval by the Town under [the town's] regulations. (*Westlake, Tex.*)

A requirement attached to a development approval or other municipal or county action approving or authorizing a particular development project (including but not limited to a rezoning), which compels the payment, dedication or contribution of goods, services, land, or money as a condition of approval. (*State of Georgia*)

Any dedication of land or easements for construction of or contribution toward construction of a public improvement required as a condition of plat approval by the city under [the city's] regulations. (*Tyler, Tex.*)

■ **development, high-intensity** (See also *intensity*) Land uses with higher impacts from density or uses (i.e., multifamily, industrial, commercial uses). (*Renton, Wash.*)

■ **development impact fee** (See *impact fee*)

■ **development incentive** (See also *bonus provision; incentive zoning*) Measure that can be taken, usually by a governing agency, to encourage certain types of developments. (*Washtenaw County, Mich.*)

■ **development, low-intensity** (See also *intensity*) Land uses that have fewer impacts from density or uses (i.e., large-lot single family, natural open space areas). (*Renton, Wash.*)

This environment is characterized by very low-intensity land uses primarily related to natural resources use and diffuse recreational development, relatively low land values, relatively minor public and private capital investment, and/or relatively major biophysical development limitations. Management objectives are oriented toward establishing a balance between sustained-yield natural resource utilization and low-density recreational uses in this environment, with restriction of development in hazardous areas. (*Yakima County, Wash.*)

■ **development moratorium** (See *moratorium*)

■ **development, multiphase** A development project that is constructed in increments, each increment being capable of existing independently of the others. (*Lake Elsinore, Calif.*)

A development project that is constructed in stages, each stage being capable of existing independently of the other stages. (*Loveland, Colo.*)

■ **development of regional impact (DRI)** Any development that, because of its character, magnitude, or location, would have substantial effect upon the health, safety, welfare, or environment or more than one unit of local government. (*Growing Smart Legislative Guidebook*)

■ **development order** Any action granting, denying, or granting with con-

ditions an application for a development permit. (*Concord, N.C.*)

An order issued by the city council authorizing a specific use and development and further authorizing the subsequent issuance of necessary permits. (*Temple Terrace, Fla.*)

■ **development permit** (See also **permit**)

Any written approval or decision by a local government under its land development regulations that gives authorization to undertake some category of development, including, but not limited to, a building permit, zoning permit, final subdivision plat, minor subdivision, resubdivision, conditional use, variance, appeal decision, planned unit development, site plan, [and] certificate of appropriateness[,] [, and zoning map amendment(s) by the legislative body]. "Development permit" does not mean the adoption or amendment of a local comprehensive plan or any subplan, the adoption or amendment of the text of land development regulations, or a liquor license or other type of business license. (*Growing Smart Legislative Guidebook*)

A permit signifying compliance with the provisions of this ordinance as to design, use, activity, height, setbacks, density, site planning, special use status, and/or planned unit development status. (*Muskegon, Mich.*)

Any permit or approval under this chapter or the city's building code that must be obtained before initiating a use or development activity. (*Federal Way, Wash.*)

A permit issued by the city certifying that a proposed development has undergone and completed the required development review procedures. The development permit may include one or more conditions, which conditions shall apply to any future development or use of the land, regardless of ownership changes, unless a new development permit is obtained. The development permit shall be recorded in the permanent records with the county clerk. (*Glenwood Springs, Colo.*)

Any zoning clearance; building permit; home occupation permit; sign permit; temporary use permit; certificate of occupancy; conditional use permit; prelimi-

nary subdivision plat; final subdivision plat or other plat approval; preliminary site plan; final site plan; rezoning (change of zone); comprehensive plan amendment; specific plan; or any other official action of the city or any other state or local government commission, board, agency, department, or official having the effect of permitting development of land located within the geographic area subject to the provisions of this ordinance. (*Concord, N.C.*)

An official action of the city having the effect of permitting the development or redevelopment of land, including but not limited to any building permit, site plan approval, subdivision approval, infrastructure permit, tree removal permit, sign permit or any other permit required in this chapter. (*Temple Terrace, Fla.*)

■ **development plan** A type of plan that becomes part of the zoning for a property. The plan depicts site characteristics and development information and provides guidance for site plans. (*Durham, N.C.*)

A dimensioned presentation of the proposed development of a specified parcel of land that reflects thereon the location of buildings, easements, parking arrangements, public access, street pattern, and other similar features. (*Pine Bluff, Ark.*)

Particularly site plans showing the entire on-site distribution of all of the elements for a proposed construction project. These normally include: architectural, engineering, and landscape architectural site plans. (*Dewey Beach, Del.*)

Any plan adopted by the planning commission for the guidance of growth and improvement of the city, including modifications or refinements made from time to time. (*Ashland, Ore.*)

A plan created to describe a proposed development on a specific building site. (*San Juan Capistrano, Calif.*)

■ **development plan, areawide** A plan of development that at a minimum encompasses a defined planning area approved pursuant to this chapter that will include at least two or more developments; maps and defines the land uses proposed, including the amount of devel-

opment by use and development phasing; integrates a capital improvements program for transportation and other public facilities to ensure development staging contingent on availability of facilities and services; incorporates land development regulation, covenants, and other restrictions adequate to protect resources and facilities of regional and state significance; and specifies responsibilities and identifies the mechanisms for carrying out all commitments in the areawide development plan and for compliance with all conditions of any areawide development order. (*Temple Terrace, Fla.*)

■ **development plan, phased** A plan which has been submitted to a city by a landowner for phased development which shows the type and intensity of use for a specific parcel or parcels with a lesser degree of certainty than the plan determined by the city to be a site specific development plan. (*Concord, N.C.*)

■ **development plan review** The process whereby authorized officials of the city review the site plans, maps, and other documentation of a development to determine the compliance of the stated purposes and standards of this zoning code. (*Newport, R.I.*)

■ **development process** The system of creating a development plan usually entailing collection of data from various sources; identification and inclusion of various stakeholders to the issue or area; notification of the general public about when and how to engage in the process; and iterations of draft plans identifying the issues and the methods for addressing them through adoption and implementation of the final plan. (*Washtenaw County, Mich.*)

■ **development project** A public- or private-sector venture involving the development, structural modification, or redevelopment of commercial, industrial, residential, or other properties. (*Thornton, Colo.*)

A project in which one or more lots, tracts, or parcels of land are to be developed or redeveloped as a coordinated site for a complex of uses, units, or structures, including but not limited to planned development and/or cluster development for

residential, commercial, institutional, recreational, open space, and/or mixed uses. . . . (*Newport, R.I.*)

Any development resulting from the approval of a building permit, minor land division, preliminary or final plat, rezoning application, or conditional use permit. (*Sedona, Ariz.*)

■ **development proposal** The application submitted by an owner or owner's representative, seeking approval for the development of land. (*New York Planning Federation*)

■ **development report** A report which addresses issues and reports facts concerning activities, utilities, circulation and traffic, surrounding land uses, community facilities, environment, and other factors for a given development proposal. (*Boulder County, Colo.*)

■ **development requirement** A requirement attached to a development approval or other governmental action approving or authorizing a particular development project including but not limited to a rezoning, which requirement compels the payment, dedication, or contribution of goods, services, land, or money as a condition of approval. (*Boise City, Idaho*)

A requirement for development of real property in a zoning district for which a development plan is required. (*Huntington, Ind.*)

■ **development review** The review, by the city, of applications for a (1) site development plan; (2) rezoning or zoning; (3) general, preliminary, or final development plan; (4) final or preliminary subdivision plat; (5) annexation; (6) variance; (7) project development plan; (8) overall development plan; (9) lot merger; (10) boundary line adjustment; (11) zoning compliance plan; or (12) appeal. (*Loveland, Colo.*)

■ **development rights** The right to develop land by a land owner who maintains fee simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning.

For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (*California Planning Roundtable*)

One of a series of rights inherent in fee simple ownership of land, similar to mineral rights. Development rights represent the potential for the improvement of a parcel or unit of land measured in dwelling units. (*Island County, Wash.*)

The rights, along with others such as mineral rights and water rights, that are commonly associated with real property ownership. Development rights, subject to local, state, and federal regulations, provide the legal basis for property development. (*Monterey County, Calif.*)

The potential for the improvement of a parcel of real property, measured in dwelling units for residential uses or equivalent dwelling units for nonresidential uses, which exists because of the zoning classification of the parcel. (*Concord, N.C.*)

A legal claim (authority) to convert a tract of land to a specific purpose by construction, installation, or alteration of a building or other structure, or the legal claim to excavation or filling for mining. (*Temple Terrace, Fla.*)

The right to develop property. This right may be purchased or transferred. (*Larimer County, Colo.*)

■ **development, scale of** The relationship of a particular project in terms of size, height, bulk, intensity of use, and aesthetics to its surroundings. (*Clarkdale, Ariz.*)

■ **development site** (See also **building site; project site; site definitions**) A legally established lot or parcel of land occupied or capable of being occupied by a building or group of buildings including accessory structure(s) and accessory use(s), together with such yards or open spaces, and setback areas as are required by this code and having frontage upon a street. (*Sandy, Ore.*)

■ **development stage** A part of a timetable for development of a planned residential development over a period of years. (*Concord Township, Pa.*)

■ **development, staged** A timing concept for the staging of private development and growth in an area so that development and growth are coordinated with the provision of needed public facilities, all in accordance with an adopted policy or plan. (*Prince George's County, Md.*)

■ **development standards** (See also **land development regulation**) Standards established . . . for zoning lots or the placement or size of a building on the lot. (*Champaign, Ill.*)

Regulations that limit the size, bulk, or siting conditions of particular types of buildings or uses located within any designated district. (*El Paso Tex.*)

A set of guidelines or defining parameters to be followed in site or building development. (*Pittsburgh, Pa.*)

A numerical maximum or minimum requirement set for each zoning district and regulating the development of building sites. Such standards include but are not limited to building setbacks, street frontage, and lot sizes. (*San Juan Capistrano, Calif.*)

Standards controlling the size of structures and the relationships of structures and uses to each other and to open areas and lot lines. Development standards include regulations controlling maximum height, minimum lot area, minimum lot frontage, minimum size of yards and setbacks, maximum lot coverage, and maximum floor area ratio. (*Trenton Township, Ohio*)

The regulations contained within each zoning district or other sections of this title setting forth minimum requirements or specifications and maximum allowances for development which must be met by all applicants for zoning clearances. (*Monterey County, Calif.*)

■ **development, substantial conformance** The situation in which a revision to a development that was approved through a permit or tentative map complies with the objectives, standards, guidelines, and conditions for that permit or tentative map. (*San Diego, Calif.*)

■ **developmentally disabled person** (See also **disability; handicapped person**) A

person who has a physical or mental impairment, or both, that substantially limits one or more major life activities, such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, learning, breathing, or working. A physical or mental impairment may include orthopedic, visual, speech, or hearing impairments, Alzheimer's disease, presenile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness. (*El Paso, Tex.*)

A person with a temporary or permanent physical, emotional, or mental disability including but not limited to mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in [state law]. (*Lake Lure, N.C.*)

A person who has a severe, chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments that is likely to continue indefinitely and that results in a substantial functional limitation in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living and economic self-sufficiency; and [who] requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to, a residential neighborhood. (*Vernal City, Utah*)

Any person who is: (1) severely physically disabled and has permanent mobility problems which substantially impair his ability to ambulate; or (2) certified as legally blind. (*Temple Terrace, Fla.*)

Commentary: There are a number of terms (e.g., "person with developmental disabilities") that are used to describe individuals with physical, mental, and psychological impairments. Check with your local health service to see if there is a strong preference for one term over another or for a series of terms.

■ **diagnostic imaging center** (See also *clinic; healthcare facility*) A freestanding facility, program, or provider, including but not limited to physicians' offices, clinical laboratories, radiology centers, and mobile diagnostic programs. (*Concord, N.C.*)

A facility offering diagnostic imaging services on an outpatient basis to ambulatory patients. The imaging modalities may include general X-ray services, CT scans, MRI scans, ultrasound, fluoroscopy, mammography, and any other generally recognized imaging methods commonly utilized on an outpatient basis. (*Normal, Ill.*)

■ **diagnostic laboratory testing facility** (See also *laboratory, research*) A facility offering diagnostic or pathological testing and analysis of blood, blood fluids, pathological specimens, DNA sampling and analysis, and any other diagnostic test generally recognized in the healthcare industry. (*Normal, Ill.*)

■ **dike** (See *levee; obstruction to flow*)

■ **dilapidated** (See also *building, dangerous*) No longer adequate for the purpose or use for which it was originally intended. (*Manchester, N.H.*)

■ **dimensional requirement** Numerical standards relating to spatial relationships, including but not limited to setback, lot area, shore frontage, and height. (*Limington, Maine*)

■ **dining room** A facility which contains only one room in which food and beverages are served and consumed except in dwelling usage. (*Ocean City, Md.*)

A habitable room used or intended to be used for the purpose of eating, but not for cooking or the preparation of meals. (*Waterloo, Iowa*)

■ **disability** (See also *developmentally disabled person; handicapped person*)

A physical or mental impairment that substantially limits one or more of a person's major life activities, impairs their ability to live independently, or a record of having such an impairment, or being regarded as having such impairment, not to include use or addiction to a controlled substance. (*Danville, Ill.*)

■ **disaster** (See *emergency definitions*)

■ **discount membership merchandiser** (See also *retail sales establishment, bulk merchandise*) Any membership-based, bulk-purchase retail establishment where membership is available to the general public subject to the payment of a membership fee, and compliance with membership criteria. Such establishments advertise and cater to the general public by providing a single pricing structure for all members irrespective of quantity purchased. Goods purveyed in discount membership merchandisers are intended to serve the daily retail and service needs of the public. (*Miami, Fla.*)

■ **discretionary decision** A decision requiring the exercise of judgment, deliberation or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations. (*Moorpark, Calif.*)

■ **distance between buildings** The shortest horizontal distance between the vertical walls of two structures. (*Santa Rosa, Calif.*)

■ **distribution center** (See also *warehouse*) A use where goods are received and/or stored for delivery to the ultimate customer at remote locations. (*Clearwater, Fla.*)

■ **district** (See *zoning district*)

■ **disturbed area** (See also *earthmoving; filling; ground subsidence; land-disturbing activity*) An area of land subjected to erosion due to the removal of vegetative cover and/or earthmoving activities, including filling. (*Grand Traverse County, Mich.*)

■ **ditch** (See also *channel; swale*) A open channel to conduct the flow of water. (*State of Minnesota*)

A man-made channel other than a modified stream constructed for drainage purposes that is typically dug through interstream divide areas. A ditch may have flows that are perennial, intermittent, or

ephemeral and may exhibit hydrological or biological characteristics similar to perennial streams. (*Chapel Hill, N.C.*)

An open channel either natural or excavated for the purpose of drainage or irrigation (*Monroe, Ohio*)

■ **diversity** Differences among otherwise similar elements that give them unique forms and qualities (e.g., housing diversity can be achieved by differences in unit size, tenure, or cost). (*California Planning Roundtable*)

■ **dock** (See also *pier; wharf*) A structure built over or floating upon the water (pictured below) and used as a landing place for boats and other marine transport, fishing, swimming, and other recreational uses. (*Yakima County, Wash.*)

A landing pier for boats; a wharf, a structure supported by piling or floats in such a manner as to allow free flow of water beneath said structure and in which any buildings constructed thereon are incidental to the use of said structure as a wharf or landing pier. (*National City, Calif.*)

■ **dock, commercial** (See also *pier, commercial*) A fixed or floating structure, including moorings, used for the purpose of berthing buoyant vessels on a commercial basis. A commercial dock does not include a marina, boat livery, or boat yard. A commercial dock may exist independently or as an incidental part of a marina, boat livery, or boat yard. (*Indian River County, Fla.*)

Commercial waterfront facilities providing fuel for boats and other watercraft, and mooring facilities. (*Truckee, Calif.*)

That area of a wharf, or pier, which is used in connection with some type of waterborne commercial activity. (*Chelsea, Mass.*)

■ **dock, dry** An upland structure used for storing watercraft. A dry dock may be part of a boat livery or boat yard but shall not be permitted as part of a marina. (*Indian River County, Fla.*)

■ **dock, private** (See also *pier, private*) A fixed or floating structure, including moorings, used for the purpose of berthing buoyant vessels and which does not produce income, and does not serve

as an inducement to renting, purchasing, or using accompanying facilities. A dock may include a pier. (*Indian River County, Fla.*)

A facility for secure mooring of boats provided in conjunction with a residential development for use by residents of the development as opposed to the public at large; facilities for storage and repair of boats and sale of boating supplies and fuel are not provided for. (*Virginia Beach, Va.*)

■ **dog, dangerous** (See also *animal, domestic*) Any dog that (a) has killed or inflicted severe injury on a human being on public or private property; (b) has killed a domestic animal without provocation while the dog was off the owner's property; or (c) has been previously determined to be a potentially dangerous dog according to this chapter and such dog subsequently and aggressively bites, attacks, or endangers the safety of humans or domestic animals. Under (a) and (c) herein, the dog shall not be considered a dangerous dog if the conduct of the dog in question is directed at a person: (1) who, at the time, was committing a willful trespass or any other tort upon the property of the owner of the dog; (2) who, at the time, was tormenting, abusing, or assaulting the dog; (3) who has, in the past, been observed or reported to have tormented, abused, or assaulted the dog; or (4) who, at the time, was committing or attempting to commit a crime against the [owner of the dog], against public peace, or relating to property. (*Lincoln, Nebr.*)

■ **dog day care facility** A facility providing such services as canine day care for all or part of a day, obedience classes, training, grooming, or behavioral counseling, provided that overnight boarding is not permitted. (*Fort Collins, Colo.*)

Any premises containing four or more dogs, which are five months or older, where these domestic animals are dropped off and picked up daily between the hours of 7 a.m. and 7 p.m. for temporary care on site and where they may be groomed, trained, exercised, and socialized, but are not kept or boarded over-

night, bred, sold, or let for hire. (*Vancouver, Wash.*)

■ **dog pound** (See *animal shelter*)

■ **dog run** An enclosed outdoor area intended for the exercising and/or containment of dogs and similar animals. (*Schaumburg, Ill.*)

■ **domestic violence shelter** A residential facility serving as a center to receive and house persons who are victims of domestic violence, including dependents of the victim, to provide temporary boarding, lodging, counseling, and day care. The facility shall meet all certification requirements of the state. (*Melbourne, Fla.*)

One main building, or portion thereof, on one zoning lot where adults and children who have suffered assault or battery live on a 24-hour-per-day basis for a period of time generally not to exceed 30 days and are served by a program certified by the [state] department of corrections. (*St. Paul, Minn.*)

Housing for adult women or men and their dependent children, if any, who are victims of domestic violence perpetrated by the spouse, domestic partner, or significant other of the adult victim. (*Federal Way, Wash.*)

A temporary shelter for individuals affected by domestic violence. Such use shall be operated by a public or nonprofit entity and may provide temporary boarding, lodging, counseling, and support services. (*Lincoln, Nebr.*)

■ **domicile** (See also *residence*) A residence that is a permanent home to an individual. (*Siskiyou County, Calif.*)

■ **donation collection bin** A receptacle designed with a door, slot, or other opening that is intended to accept and store donated items; provided, however, that the



donation collection bin

definition of donation collection bins shall not include trailers where personnel are present to accept donations. (*Miami, Fla.*)

A mobile structure which is used to receive materials such as clothing and other household or office goods donated by the public. (*Beaverton, Ore.*)

■ **dormer** A window vertical in a roof or the roofed structure containing such a window. A dormer is considered an alteration to a building, as it stays within the roof line and does not increase the floor area dimensions. (*Ephraim, Wisc.*)

■ **dormitory** (See also **group residential facility**) A building intended or used principally for sleeping accommodations where such building is related to an educational or public institution, including religious institutions. (*Coral Gables, Fla.*)

A room for sleeping purposes for more than four persons, which is rented. (*Columbia County, Wash.*)

A structure specifically designed for a long-term stay by students of a college, university, or nonprofit organization for the purpose of providing rooms for sleeping purposes. One common kitchen and some common gathering rooms for social purposes may also be provided. (*Durham, N.C.*)

■ **downstream** (See also **stormwater runoff**) Lands and waters which receive stormwater runoff and other surface water flows from a designated site. Downstream lands and waters are downgradient from the designated site. (*Grand Traverse County, Mich.*)

■ **downzone** (See also **cumulative zoning; upzoning**) A change in the zoning classification of land to a classification permitting development that is less intensive or dense, such as from multi-family to single family or from commercial to industrial to residential. A change in the opposite direction is called "upzoning." (*Handbook for Planning Commissioners in Missouri*)

To change the land use of a tract or parcel of land from a greater to less intense usage. (*Austin, Tex.*)

A change in zoning classification that permits development that is less dense, in-

tense, or restrictive (*Wisconsin Department of Natural Resources*)

A change in the zoning classification of land to a designation requiring less intensive development, such as a change from multi-family to single family or from commercial to residential. A change in the opposite direction would be considered upzoning. (*Bellingham, Wash.*)

■ **drain, french** Perforated storm drain pipes used to collect water underground. (*Redmond, Wash.*)

■ **drainage** (See also **stormwater definitions**) (1) Surface water runoff; and (2) The removal of surface water or groundwater from land by drains, grading, or other means that include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply, and the prevention or alleviation of flooding. (*Siskiyou County, Calif.*)

The outflow of water or other fluid from a site, whether by natural or artificial means. (*New York Planning Federation*)

The removal of surface water or groundwater from land. (*White Bear Lake, Minn.*)

■ **drainage basin** (See also **watershed**) The area from which water is carried off by a drainage system; a watershed or catchment area. (*Clark County, Nev.*)

The area defined by topographic boundaries that contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin. (*Volusia County, Fla.*)

The area defined by topographic boundaries which contributes stormwater to a drainage system, surface streams, swamps, or estuarine waters, including all areas artificially added to the basin. (*Temple Terrace, Fla.*)

■ **drainage detention structure** (See also **detention pond**) A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater. (*Temple Terrace, Fla.*)

■ **drainage easement** Land in which the public, the city or the county has an

easement devoted to, planned, proposed, or required for use as a public drainage system. (*Temple Terrace, Fla.*)

■ **drainage features, natural** Channels formed in the existing surface topography of the earth prior to changes made by unnatural causes. (*Westchester County, N.Y.*)

■ **drainage pattern** The configuration of a drainage system including manmade and natural features within a drainage basin. (*Polk County, Fla.*)

■ **drainage, positive** Clear, unobstructed flow of stormwater away from any building. (*Concord, N.C.*)

■ **drainage, subsurface** A route or course located below the ground surface along which water moves or may move to drain an area. (*Wayne County, Ohio*)

■ **drainage, surface** A route or course located on the ground surface, along which water moves or may move to drain an area. (*Wayne County, Ohio*)

■ **drainage swale** (See **swale**)

■ **drainage system** (See also **stormdrain system**) All facilities, channels, and areas which serve to convey, filter, store, and/or receive stormwater, either on a temporary or permanent basis. (*Grand Traverse County, Mich.*)

A system for the removal of water from land by drains, grading, or other appropriate means. These techniques may include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving surface and groundwaters, and the prevention and/or alleviation of flooding. (*Newport, R.I.*)

One or more artificial ditches, tile drains, or similar devices which collect surface runoff or groundwater and convey it to a point of discharge. (*Ephraim, Wisc.; Milwaukee, Wisc.*)

A system of man-made structures designed to collect, convey, hold, divert, or discharge storm water. It may include, but not be limited to, storm water sewers, canals, and detention/retention structures. (*Polk County, Fla.; Temple Terrace, Fla.*)

■ **drainage well** A bed of stone or hole in the ground constructed for the purpose of trapping stormwater for infiltration into the ground. (*Grand Traverse County, Mich.*)

■ **drainageway** A ditch, levee, watercourse, or other natural or artificial condition for the removal of surplus or excess surface water collecting or accumulating on the land. (*Naperville, Ill.*)

A natural or artificial land surface depression with or without perceptively defined beds and banks to which surface runoff gravitates and collectively forms a flow of water continuously or intermittently in a definite direction. (*Loveland, Colo.*)

A natural or artificial watercourse, including adjacent riparian vegetation, that has the specific function of transmitting natural stream water or storm runoff water from a point of higher elevation to a point of lower elevation. (*Sandy, Ore.*)

Features of an area which accommodate the flow of storm water, such as streams, rivers, canals, and wetlands. (*Polk County, Fla.*)

■ **dredging** To enlarge or clean out a waterbody, watercourse, or wetland. (*Maple Grove, Minn.; White Bear, Minn.*)

Removal of earth from the bed of a stream, lake, or vegetated shallows for the purpose of increasing the depth of sur-

■ **drive-through establishment** (See also **motor vehicle-oriented business**) A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure. (*Muskegon, Mich.*)

An establishment accommodating the patron's automobile from which the occupants may receive a service or in which products purchased from the establishment may be consumed. (*Maple Grove, Minn.*)

A term used to describe an establishment designed or operated to serve a patron who is seated in an automobile. (*Stonington, Conn.*)

An establishment that dispenses products or services to patrons who remain in vehicles. (*Durham, N.C.*)

An establishment which provides parking facilities and service to those facilities in order that patrons may utilize on-site goods or services without leaving their vehicles. Said drive-in service may be in conjunction with, or exclusive of, any other form of service, including drive-through or conventional seating. (*Lake Elsinore, Calif.*)

■ **drive-through restaurant** (See **restaurant, fast-food**)

■ **drive-through window service** A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service. (*Albuquerque, N. Mex.*)

■ **driver** Every person who drives or is in actual physical control of a vehicle. (*Norton, Ohio*)

■ **driveway** A private roadway providing access for vehicles to a parking space, garage, dwelling, or other structure. (*Blacksburg, Va.*)

A minor private way used by vehicles and pedestrians for common access to a single lot or facility. (*Perryville, Mo.*)

A private access road, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located. (*North Liberty, Iowa*)

An unobstructed paved area providing access to a vehicle parking, loading, or maneuvering facility. (*Lake Elsinore, Calif.*)

Access to any property by vehicles and to be located at least three feet from the abutting lot line. (*Rock Hall, Md.*)

A paved or unpaved access strip of land providing a vehicular connector between the public right-of-way of the



drive-through window service



driveway

face water or obtaining minerals, construction aggregate, or landfill materials. (*Yakima County, Wash.*)

■ **drive-in restaurant** (See **restaurant, drive-in**)

■ **drive-through window** An opening in the wall of a building or structure designed and intended to be used to provide for sales to and/or service to patrons who remain in their vehicles. (*Philadelphia, Pa.*)

street and the parking space or garage of a private or public property, and in conformance with the parking requirements of this ordinance. (*Dewey Beach, Del.*)

Any driveway used for vehicular traffic and any easement or right-of-way that provides access to more than one parcel or lot which has not been dedicated to the public and which is not maintained by a government agency. This term shall include but is not limited to driveways in mobile home parks, apartments, condominiums, and commercial or industrial complexes, which have been named and signed. (*Temple Terrace, Fla.*)

■ **driveway approach** An area of the public right-of-way located between the roadway and property adjacent to the public right-of-way that is intended to provide access for vehicles from the roadway to the adjacent property. (*Lincoln, Nebr.*)

The area from street pavement to zoning lot which provides vehicular access to a driveway. (*Glen Ellyn, Ill.*)

■ **driveway, circle** A private drive, one-way driveway which enters and leaves private property at two points within the same frontage. (*Hudsonville, Mich.*)

■ **driveway, common** (*See also common elements*) A shared access that serves up to four separate single-family residential parcels, each having public street frontage. (*Boise City, Idaho*)

A driveway shared by adjacent property owners and privately owned and maintained. (*Steamboat Springs, Colo.*)

A driveway serving two or more structures or off-street parking areas, which are located on individual lots. (*Normal, Ill.*)

A single access way providing access to more than one property. (*Clarkdale, Ariz.*)

■ **driveway, cross access** A service drive providing vehicular access between two or more contiguous sites so the driver need not enter the public street system. (*Clearwater, Fla.*)

Privately constructed, owned and maintained drive within a platted ingress/egress easement, properly shown on a subdivision plat. (*Trenton Township, Ohio*)

■ **driveway, directional** A driveway system so designed so that traffic leaving the road is separated from and does not

conflict with traffic entering the road. Turning movements into and from the property are restricted. (*Hudsonville, Mich.*)

■ **driveway, divided** A driveway so designed that traffic entering the driveway is separated by a traffic island from the traffic leaving the driveway. (*Hudsonville, Mich.*)

■ **driveway entrance** Portion of a driveway which immediately abuts the public right-of-way or a private street. (*Temple Terrace, Fla.*)

■ **driveway offset** The minimum distance between two commercial driveways on the opposite sides of the roadway. (*Hudsonville, Mich.*)

■ **driveway, private** A parcel of land not dedicated as a public street, over which a private easement for road purposes has been granted to the owners of property adjacent thereto, which intersects or connects with a public or private street, and where the instrument creating such easement has been recorded in the office of the clerk and recorder of [the county]. (*Loveland, Colo.*)

Nondedicated thoroughfare or road used exclusively for private access to and from private land or development. (*Vernal City, Utah*)

■ **driving range** (*See also recreation, commercial*) An area equipped with distance markers, clubs, balls, and tees for practicing golf drives and putting, and which may include a snack-bar and pro-shop, but excludes miniature golf courses and "putt-putt" courses. (*Nashville and Davidson County, Tenn.*)

A limited area on which golf players drive golf balls from a central driving tee, such area to include the driving tee and other incidental activities pertaining to this activity. (*Campbell County, Va.*)

A limited area on which golf players do not walk, but onto which they drive golf balls from a central driving tee. (*Cecil County, Md.*)

■ **driving surface** (*See also pavement*) A paved access capable of supporting up to 44,000 pounds gross vehicle weight. Sur-

face to be of minimum width as required by ordinance. Width shall be increased on turns where necessary to ensure fire apparatus remain on a paved surface during travel. (*Ashland, Ore.*)

■ **drop-box facility** (*See also recycling definitions*) A site used for the placement of a municipal refuse collection box including the area adjacent for necessary entrance and exit roads, and unloading and turnaround areas. Drop boxes are normally without attendants, and receive waste from off-site. (*Island County, Wash.*)

■ **drug paraphernalia** All equipment, products, and materials of any kind that are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body marijuana and/or a controlled substance as defined in [state code]. (*Fairfax County, Va.*)

■ **drug store** (*See also pharmacy*) An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies. (*King County, Wash.*)

Every establishment or building or part thereof where the majority of retail sales within said store are prescription or nonprescription drugs. (*Charleston, Ill.*)

■ **dry cleaning establishment** An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises. (*Wheeling, Ill.*)

An establishment which launders or dry cleans articles dropped off on the premises directly by the customer or where articles are dropped off, sorted, and picked up but where laundering or cleaning is done elsewhere. (*Milwaukee, Wisc.*)

A facility for dry cleaning clothing which: (A) uses only the nonflammable dry-cleaning solvent perchloroethylene (PERC) or similar nonflammable solvents

approved for use in dry-cleaning plants by the federal environmental protection agency; (B) accomplishes all transfers of clothing from the cleaning machines to the dryers by the dry-to-dry method, removing the majority of cleaning solvent before moving clothes to dryers to minimize in-plant cleaning solvent exposure; (C) deodorizes the dryer exhaust by passing the exhaust over a refrigerated coil or through a carbon absorption unit before the exhaust is discharged into the outside air. The exhaust so discharged containing no more than one hundred (100) parts per million (1,000,000) of the dry cleaning solvents; (D) recycles all solvent removed from dryer exhaust; (E) provides fresh make-up air of at least five hundred (500) cubic feet per minute to each dry cleaning machine; and (F) disposes of all dry cleaning process byproducts in conformity with Federal Environmental Protection Agency requirements. (*Roseville, Minn.*)

A business operation that engages in the cleaning of clothing or fabrics or other such material that may be cleaned with chemical solvents having little or no water and which are further classified as follows: Type I) Those systems using Class I flammable liquid solvents having a flash point below 100°F. Type II) Those systems using Class II combustible liquid solvents having a flash point at or above 100°F and below 140°F. (Type III) Those systems using Class III combustible liquid solvents having a flash point at or above 140°F. Type IV and Type V) Those systems using Class IV non-flammable liquid solvents. (*Ormond Beach, Fla.*)

■ **dry cleaning plant** (See also *industry definitions*) A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in volatile solvents including, but not by way of limitation, solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and the processes incidental thereto. (*Muskegon, Mich.*)

■ **dry stream** (See *stream, wet weather*)

■ **dude ranch** (See also *resort*) A ranch

operated wholly or in part as a resort offering horse riding related activities as outdoor recreation opportunities, and offering only temporary rental accommodations for vacation use by nonresidents. (*Deschutes County, Ore.*)

A use incorporating two or more guest rooms, other than a boarding house, hotel, or motel, and including outdoor recreational facilities, such as but not limited to horseback riding, swimming, tennis courts, shuffleboard courts, barbecue and picnic facilities, and dining facilities intended primarily for use by the guests of the guest ranch. Bars and restaurants that cater primarily to those other than guests of the guest ranch are not permitted. (*Scottsdale, Ariz.*)

A recreational facility where lodging and horses for riding are furnished for compensation. (*Boone County, Mo.*)

An establishment with its surrounding land which offers recreational facilities for activities such as riding, swimming, and hiking, and living accommodations. (*Hawaii County, Hawaii*)

■ **due process of law** (See also *compensative regulations; taking*) Generally, a requirement that legal proceedings be carried out in accordance with established rules and principles. Commonly, it takes two forms: procedural and substantive. Procedural due process means an assurance that all parties to a proceeding are treated fairly and equally, that citizens have a right to have their views heard, that necessary information is available for informed opin-

ions to be developed, that conflicts of interest are avoided, and that, generally, the appearance of, as well as the fact of, corruption does not exist. The meaning of substantive due process is less precise, but it usually refers to the payment by government of just compensation to property owners when their property is condemned by government or is severely diminished in value because of government action. (*American Planning Association*)

■ **dump** (See also *landfill, sanitary*) A lot of land or part thereof used primarily for the disposal, by abandonment, dumping, burial, burning, or any other means and for what purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind. (*Stonington, Conn.*)

A lot or land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or any other means and for whatever purpose of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind. (*Wayne County, Ind.*)

A solid waste disposal site which is not a sanitary landfill. (*Concord, N.C.*)

■ **dump, public** Areas owned and operated by the city for disposal of waste matter and related material. (*North Liberty, Iowa*)

■ **dumpster** A container that has a hooking mechanism that permits it to be raised and dumped into a sanitation truck. (*Morgantown, W. Va.*)



dumpster

A container used for the temporary storage of rubbish, pending collection, having a capacity of at least two cubic yards. (*Beverly Hills, Calif.*)

A container used for the temporary storage of rubbish or materials to be recycled pending collection, having capacity of at least one cubic yard. (*Rockford, Mich.*)

An accessory use of a property where trash or recyclable material containers, or any other type of waste or refuse container is stored. (*Mankato, Minn.*)

■ **dumpster, compacted** A dumpster that is mechanically compacted by either an integral or separate power unit, that results in more solid waste material, by weight, being placed in a container that is naturally filled. (*Morgantown, W. Va.*)

■ **dune** (See also *natural feature*) A mound or ridge of loose sediments, usually sand-sized, lying landward of the beach, and deposited by natural or artificial means. (*Indian River County, Fla.*)

■ **duplex** (See also *dwelling* definitions; *triplex*) A structure containing two dwelling units, each of which has direct access to the outside. (*Boulder, Colo.*)

A residence building designed for, or used as, the separate homes or residence of two separate and distinct families, having the exterior appearance of a single family dwelling house. Each individual unit in the duplex shall have all living room accessible to each other from within the unit and each individual unit is to be occupied exclusively by one family or by no more than three individuals unrelated to any other occupant, excluding servants, who are living and cooking as a single household (*Coral Gables, Fla.*)

A building designed as a single structure, containing two separate living units, each of which is designed to be occupied as a separate permanent residence for one family. (*Santa Rosa, Calif.*)

A building designed with accommodations for occupancy exclusively by two families living independently of each other. (*Wood River, Ill.*)

A building designed or arranged to be occupied by two families living indepen-

dently, the structure having only two dwelling units. (*North Liberty, Iowa*)

A structure on a single lot containing two apartment units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. (*Lake Elsinore, Calif.*)

■ **duplex, double** A separate or detached four-family residence, the first and second floors of which are each designed and arranged for use by two families separated by a vertical division wall, each unit of which is heated independently of the others. Each dwelling unit shall have its own separate, private means of ingress. (*Columbus, Ohio*)

■ **dust** (See also *nuisance*) Fine dry pulverized particles of any material or a fine powder of any kind. (*Albuquerque, N. Mex.*)

■ **dust, fugitive** Solid airborne particulate matter emitted from any source other than an opening which channels the flow of air contaminants and then exhausts the contaminants directly into the atmosphere. Fugitive dust also includes solid particles released into the atmosphere by natural forces or by mechanical processes, such as crushing, grinding, milling, drilling, demolishing, pulverizing, shoveling, conveying, covering, bagging, or sweeping. (*Loveland, Colo.*)

■ **dwelling** (See also *housing* definitions) A building or part of a building, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one or more families. (*Stonington, Conn.*)

A building or structure or portion thereof designed for occupancy by one family for residential purposes as a single housekeeping unit. In no case shall a motor home, trailer coach, automobile chassis, tent, or portable building be considered a dwelling. (*Muskegon, Mich.*)

A building for human habitation, which shall not include a trailer or other mobile living unit or hotel, dormitory, hospital or rooming house. (*Maynard, Mass.*)

A building or portion thereof designed or used primarily as living quarters for one or more families, but not including hotels, motor lodges, or other accommodations for the transient public. (*Wood River, Ill.*)

One or more rooms used or intended to be used by one family containing, at a minimum, the living facilities required by the current [state building code] or applicable ordinance. (*Beaverton, Ore.*)

■ **dwelling, apartment** (See *apartment*)

■ **dwelling, attached** A dwelling which is joined to another dwelling at one or more sides by a party wall or walls. (*Mora, Minn.*)

A dwelling that is attached to another dwelling, excluding accessory dwellings. (*Beaverton, Ore.*)

■ **dwelling bi-level** A two-level dwelling with one level above grade, and the other level half above grade and half below grade. The lower level may or may not have exterior access. For the purpose of measuring living area, the Building Inspector will determine functional areas as [defined by local law] and the first floor area will be considered to be the first level that is entirely above grade. (*Waukesha, Wisc.*)

■ **dwelling, detached** A dwelling which is entirely surrounded by open space on the same lot. (*Mora, Minn.*)

A dwelling that is not attached to any other dwelling, excluding accessory dwellings. (*Beaverton, Ore.*)

■ **dwelling, farm labor** (See *farm employee housing; housing, temporary employment*)

■ **dwelling, front of** That part of a house which faces the front yard. (*Hedwig Village, Tex.*)

■ **dwelling groups** (See also *court apartment*) A group of two or more one-family, two-family, or multiple dwellings occupying a parcel of land in one ownership and having a yard or court in common, but not including motels. (*Santa Clara County, Calif.*)

■ **dwelling, high-rise** (See also *building, high-rise*) A multiple-family dwelling

located in a building containing eight or more stories. (*Schaumburg, Ill.*)



high-rise dwelling

■ **dwelling, mid-rise** A multiple-family dwelling located in a building containing four to seven stories. (*Schaumburg, Ill.*)

■ **dwelling, multifamily** A building containing four or more individual dwellings with separate cooking and toilet facilities for each dwelling. (*Durham, N.C.*)

A dwelling or group of dwellings on one lot, containing separate living units for three or more families, having separate or joint entrances, and including apartments, group homes, row houses, and condominiums; also multiple dwellings. (*Stonington, Conn.*)

A building, or portion thereof, designed exclusively for occupancy by three or



multifamily dwelling

more families living independently of each other in individual dwelling units. (*St. Paul, Minn.*)

Any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the same, or a residence of three or more families living independently of each other and doing their own cooking in such building. The term includes flats and apartments. (*Santa Rosa, Calif.*)

A building or portion thereof containing three or more dwelling units. (*Wood River, Ill.*)

A building or portion thereof designed for occupancy by three or more families living independently in which they may or may not share common entrances or other spaces. Individual dwelling units may be

detached buildings used as dwelling units located on a lot that is in single ownership having yards, courts or facilities in common. (*North Liberty, Iowa*)

■ **dwelling, rowhouse** (See *rowhouse*)

■ **dwelling, semi-detached** (See also *duplex; rowhouse; townhouse; triplex*) A building containing two attached dwelling units that share a common wall at the lot line and that are on separate lots. (*Cecil County, Md*)

■ **dwelling, single-family** A building designed exclusively for and occupied exclusively by one family. (*Columbia County, Wash.; Muskegon, Mich.; Wood River, Ill.*)

A detached building designed for or used exclusively for residence purposes by one family. (*Santa Rosa, Calif.*)

A detached dwelling unit with kitchen and sleeping facilities, designed for occu-



single-family dwelling

owned as condominiums, or offered for rent. (*North Liberty, Iowa*)

A building consisting of three or more dwelling units including condominiums with varying arrangements of entrances and party walls. (*Glen Ellyn, Ill.*)

A residential development with 15 or more dwelling units situated on the same tax parcel. (*Columbus, Ohio*)

■ **dwelling, planned group** (See also *condominium; townhouse*) Two or more

pancy by one family. (*North Liberty, Iowa*)

A building consisting of a single dwelling unit only, separated from other dwelling units by open space. (*Glen Ellyn, Ill.*)

■ **dwelling, single-family attached** Two dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof. (*Lake Elsinore, Calif.*)

A building consisting of not more than four dwelling units which are attached by common vertical walls and each unit having a separate or combined entrance or entrances. (*Glen Ellyn, Ill.*)

A residential structure designed to house a single-family unit from lowest level to roof, with a private outside entrance, but not necessarily occupying a private lot, and sharing a common wall adjoining dwelling units. (*Johnstown, Colo.*)

■ **dwelling, single-family detached** A dwelling unit owned in fee and located on an individual lot which is not attached to any other dwelling unit by any means. (*Lake Elsinore, Calif.*)

A detached building on a single lot containing one dwelling unit, or a factory-assembled structure constructed to state building code standards. (*Burien, Wash.*)

A residential structure designed to house a single-family unit, with private outside entrance, but without common walls between the dwelling units. (*Johnstown, Colo.*)

■ **dwelling space** A space, measured by floor area, which is enclosed by walls (solid, windows, or screens) and covered by a roof, and is measured for each story of a multi-story structure, but does not include basements or garages. (*Bayfield County, Wisc.*)

■ **dwelling, three-family** (See *triplex*)

■ **dwelling, townhouse** (See *townhouse*)

■ **dwelling, tri-level** A three-level dwelling with two levels above grade, and a third level half above grade and half below grade. The lowest level may or may not have exterior access. (*Waukesha, Wisc.*)

■ **dwelling, two-family** (See *duplex*)

■ **dwelling, two-family detached** A detached building designed for or containing two independent dwelling units. (*Richland, Wash.*)

■ **dwelling unit** A single unit providing complete, independent living facilities for one or more persons, including

permanent provisions for living, sleeping, eating, cooking, and sanitation. (*Columbia County, Wash.*)

One room or rooms connected together, constituting a separate, independent housekeeping establishment for owner or renter occupancy, and containing independent cooking and sleeping facilities and sanitary facilities. No dwelling unit shall contain less than 300 square feet of habitable living area. (*Stonington, Conn.*)

One or more habitable rooms which are occupied, or which are intended or designed to be occupied as a residence by one family, with facilities for living, sleeping, cooking, and dining. (*Santa Rosa, Calif.*)

A portion of a building designated as the residence of one family or individual with suitable approved provisions for eating, sleeping, cooking, and sanitation. (*Maynard, Mass.*)

One or more rooms constituting all or part of a dwelling which are used exclusively as living quarters for one family and contain a bathroom and kitchen facilities. (*Wood River, Ill.*)

Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, as required by this code, for not more than one family, or a congregate residence for six or less persons. A dwelling unit shall have a minimum width of 20 feet over 75 percent of its length and a minimum roof pitch of 4:12. (*North Liberty, Iowa*)

Commentary: The definition for dwelling unit is an essential part of the definition of density. Depending on local housing conditions, cooking and sanitary facilities in each unit may or may not be required. For example, resort areas may be less likely to require a dwelling unit to have cooking facilities since they have transient populations.

■ **dwelling unit, efficiency** A dwelling unit that has only one combined living and sleeping room, said dwelling unit, however, may also have a separate room containing only kitchen facilities and also a separate room containing only sanitary facilities. (*Scottsdale, Ariz.*)

A dwelling unit containing only one habitable room, sometimes referred to as a studio apartment. (*Fairbanks North Star Borough, Alaska*)

■ **dwelling unit, primary** (See also *building, principal*) A separate, complete dwelling unit that is the larger of the dwelling units when a single-family residential site development plan proposes or contains an accessory dwelling unit. (*Burien, Wash.*)

■ **dwelling unit, secondary** (See *accessory dwelling unit*)

e

■ **earth material** Any mineral, rock, natural soil, overburden, or fill, or combination of such materials. (*Boulder County, Colo.*)

■ **earthmoving** (See also *disturbed area; filling*) The removal, extraction, excavation, fill, or grading for any purpose of soil, sand, shell, limestone, dolomite, gravel, ore, rock, clay, peat, or any material by whatever process. (*Polk County, Fla.*)

■ **earth station** (See also *telecommunications definitions*) A facility that transmits and/or receives radio signals to and/or from a satellite. (*Tuscaloosa, Ala.*)

■ **easement** A grant by a property owner to the use of land by the public, a corporation, or persons for specific purposes as the construction of utilities, drainage ways, and roadways. (*St. Paul, Minn.*)

The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities. (*California Planning Roundtable*)

Authorization by a property owner for the use by another, and for a specified purpose, of a designated part of his or her property. (*Iowa City, Iowa*)

A right to use another person's real property for certain limited purposes. (*Wood River, Ill.*)

A legal interest in land, granted by the owner to another person, which allows that person(s) the use of all or a portion of the owner's land, generally for a stated purpose including but not limited to access or placement of utilities. (*Clarkdale, Ariz.*)

That portion of a lot or lots reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement may be for use under, on, or above said lot or lots. (*North Liberty, Iowa*)

A strip of land extending along a property line or across a lot, for which a limited right of use has been or is to be granted for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures. (*Rock Hall, Md.*)

An interest in real property generally established in a real estate document or on a recorded plat to reserve, convey or dedicate the use of land for a specialized or limited purpose without the transfer of fee title. Such specified uses may include but are not limited to transportation facilities, utilities, access, stormwater drainage, and solar exposure. (*Golden, Colo.*)

■ **easement, access** An easement created for the purpose of providing vehicular or pedestrian access to a property. (*Renton, Wash.*)

A portion of land intended for the sole purpose of providing ingress/egress to a land-locked parcel. An easement of access shall not include land encumbered by a cross-access easement. (*Glen Ellyn, Ill.*)

■ **easement, access, private** A privately owned and maintained right-of-way that provides vehicular access to each of not more than four lots. A private access easement allows the creation of no more than four lots without street frontage, each with vehicular access on the easement. The area designated for the private access easement shall be excluded in computing minimum lot areas. A private access easement shall be a part of one or more lots. At the discretion of the director of public works, based on considerations described in the city planning commission guidelines, the street entrance portion of the private access easement may be located within the public right-of-way. Private access easements shall not be named. Addresses for the dwelling units served by the easement shall conform to the address range of the street upon which the easement abuts. (*Oakland, Calif.*)

■ **easement, affirmative** An easement that gives the holder a right to make some limited use of land owned by another. (*Iowa State University Extension Service*)

■ **easement, agricultural conservation** (See also *agricultural protection zoning, exclusive*) A legal agreement restricting development on farmland. Land subjected to an ACE is generally restricted to farming and open space use. (*American Farmland Trust*)

An easement intended to protect, preserve, and conserve farmland and which shall prohibit the development of said ground. (*Wayne County, Ohio*)

A negative easement in gross restricting residential, commercial, and industrial development of land for the purpose of maintaining its agricultural production capability. Such easement: (1) may permit the creation of not more than three lots that meet applicable county zoning and subdivision regulations; and (2) shall be perpetual in duration, provided that, at least 20 years after the purchase of an easement, a county may agree to reconvey the easement to the owner of the land for consideration, if the landowner can demonstrate to the satisfaction of the county that commercial agriculture is no longer practicable on the land in question. (*Concord, N.C.*)

■ **easement, appurtenant** An easement that runs with the land. (*Iowa State University Extension Service*)

■ **easement, aviation** (See also *air rights*) A right of use over property whereby an airport proprietor may operate over real property of another. (*Indian River County, Fla.*)

A document acknowledging airport proximity, limiting the height of structures and granting permission for the conditions arising from the overflight of aircraft in connection with the operation of an airport. (*Concord, N.C.*)

■ **easement, conservation** (See also *conservation definitions; land trust*) A nonpossessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air or water quality. (*Muskegon, Mich.*)

A nonpossessory interest in land that restricts the manner in which the land may be developed in an effort to conserve natural resources for future use. (*Rock Hall, Md.*)

A nonpossessory interest of a holder in real property imposing limitations or affirmative obligations for conservation purposes or to preserve the historical, architectural, archaeological, or cultural aspects of real property. (*Concord, N.C.*)

An easement intended to protect, preserve, and conserve a natural feature, which shall prohibit the construction of any buildings or structures within the easement and shall prohibit the removal of all vegetation, except that which is necessary for protecting the public health and safety and/or according to an approved forest management plan, where required. (*Wayne County, Ohio*)

■ **easement, construction** That area lying between the project right-of-way limits and the platted street limits within which the city, by concurrence and the establishment of the project right-of-way lines, will permit the state or other governmental entity or contractor to enter to perform all necessary construction operations and shall specifically include project right-of-way, which is defined as those areas within the project right-of-way lines established jointly by the city and state and the Federal Highway Administration which will be free of encroachments except as defined herein. (*Charleston, Ill.*)

■ **easement, fisherman's** A public easement running parallel to the high water line of a creek or river for the purpose of providing access along a stream and adjacent banks for fishing and other passive nonmotorized recreation. (*Glenwood Springs, Colo.*)

■ **easement, habitat protection** (See also **habitat protection area**) An exclusive easement intended to protect a specific plant or animal community by discouraging human intervention. Significant habitat may be identified in the River Management Plan or in site-specific reports prepared by a qualified biologist or ecologist. (*Glenwood Springs, Colo.*)

■ **easement, landscape** (See also **landscaped area**) An easement intended to

protect a landscaped area or feature. (*Wayne County, Ohio*)

■ **easement, maintenance** An area of a parcel of land free of structures reserved to an adjacent parcel of land to allow access to repair and maintain a structure located on the adjacent parcel. (*Maui County, Hawaii*)

■ **easement, negative** An easement that precludes the owner of the land from doing that which the owner would be entitled to do if the easement did not exist. (*Iowa State University Extension Service*)

■ **easement, nonaccess** An easement prohibiting vehicular access from a public street. (*Concord, N.C.*)

■ **easement, private** A right-of-way granted but not dedicated to the city, for the limited use of private land where general use and maintenance of such right-of-way is governed by an agreement that runs with the land, is unseverable therefrom, and is recorded with the office of the county clerk. For purposes of a commercial unit development, a private easement may include certain improved portions of private land that are intended for the general use, enjoyment, convenience, and benefit of all signatories, owners, or lessees, and their permittees, including but not limited to parking areas and spaces, roadways (including roads or lateral access drives), driveways, entrances to dedicated public or private streets, sidewalks, landscaped areas, and truck loading or delivery areas. (*El Paso, Tex.*)

■ **easement, scenic** (See also **scenic area; view definitions**) A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation. (*California Planning Roundtable*)

An easement which limits development in order to preserve a view or scenic area. (*Clarkdale, Ariz.; Lake Elsinore, Calif.*)

A perpetual easement in land which (i) is held for the benefit of the people of [the state], (ii) is specifically enforceable by its holder or beneficiary, and (iii) limits or obligates the holder of the servient estate, his heirs, and assigns with respect to their use and management of

the land and activities conducted thereon. The object of such limitations and obligations is the maintenance or enhancement of the natural beauty of the land in question or of the areas affected by it. (*Concord, N.C.*)

■ **easement slope** (See also **slope definitions**) A grant by a property owner of the use of a strip of land for the purpose of constructing a slope or grade transition from the existing property grade to a new established grade. (*Grand Forks, N.D.*)

■ **easement, solar skyspace** (See **solar skyspace easement**)

■ **easement, utility** (See also **utility corridor**) Any easement owned by the village and acquired, established, dedicated, or devoted for public utility purposes not inconsistent with telecommunications facilities. (*Deer Park, Ill.*)

A right-of-way, easement, or use restriction acquired for public use for sewers, pipelines, polelines, electrical transmission and communication lines, pathways, storm drains, drainage, water transmission lines, and similar purposes. (*Truckee, Calif.*)

■ **eatery** (See **restaurant definitions**)

■ **eave** (See also **roof overhang**) The projecting lower edges of a roof overhanging the wall of a building. (*Dewey Beach, Del.; Siskiyou County, Calif.*)

The lower edge of a sloping roof surface; the top edge of a parapet or flat roof. (*Glen Ellyn, Ill.*)

The overhanging lower edge of a roof. (*Truckee, Calif.*)

■ **eave line** The extension of a roof line beyond the vertical wall of a building. (*Nashville and Davidson County, Tenn.*)



eave line

■ **ECHO housing** (See also *accessory dwelling unit*) An accessory structure on a single residential lot for occupancy only by immediate family members of the occupiers of the principal structure on the lot. (*Rock Hall, Md.*)

■ **ecological impact** (See also *environmental impact*) A modification or change in the existing natural environment that could result in the disruption and/or loss of wildlife habitat, vegetation, air quality, soil and water resources, and/or an increase in ambient noise levels. (*Albuquerque/Bernalillo County, N. Mex.*)

■ **ecology** The interrelationship of living things to one another and their environment; the study of such interrelationships. (*California Planning Roundtable*)

■ **economic base** Economic base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort: basic activities that produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; nonbasic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services that the region cannot produce itself and also support the nonbasic activities that are principally local in productive scope and market area. (*California Planning Roundtable*)

■ **economic development** (See also *business; commercial; retail*) A development that provides a service, produces a good, retails a commodity, or emerges in any other use or activity for the purpose of making financial gain. (*Renton, Wash.*)

Any change in a community that enables greater production, increased employment, and a better distribution of goods and services. (*Interstate 81 Corridor Council*)

■ **economic development commission (EDC)** (See also *community development corporation (CDC)*) An agency charged with seeking economic development projects and economic expansion at higher employment densities. (*California Planning Roundtable*)

■ **ecosystem** (See also *biodiversity; habitat*) An interacting system formed by a biotic community and its physical environment. (*California Planning Roundtable*)

Systems which predominantly consist of or are used by those communities of plants, animals, bacteria, and other flora and fauna which occur endogenously on the land, in the soil, or in the water. (*Temple Terrace, Fla.*)

The interacting system of a biological community and its non-living environmental surroundings. (*United States Environmental Protection Agency*)

Living and nonliving components which interact forming a complete environmental unit (*United States Department of Agriculture*)

A characteristic assemblage of plant and animal life within a specific physical environment and all interactions among species and between species and their environment. (*Monroe County, Ind.*)

■ **educational facilities, college/university** (See also *campus*) An institution other than a trade school that provides full-time or part-time education beyond high school. (*Durham, N.C.*)

A post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges that grant associate or bachelor degrees or certificates of completion in business or technical fields. (*Federal Way, Wash.*)

An educational institution authorized by the state to award associate, baccalaureate, or higher degrees. (*Champaign, Ill.*)

An institution for post-secondary education, public or private, offering courses in general, technical, or religious education and not operated for profit. It operates in buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, fraternities, and sororities, but not including colleges or trade schools operated for profit. (*St. Paul, Minn.*)

■ **educational facilities, community college** A public college or technical institute which . . . provides a two-year, post-secondary, terminal-general, terminal-technical, out-of-school youth or adult education program, or any combination of these. The community college may also provide area vocational-technical education services to secondary senior high school students. (*State of Pennsylvania*)

■ **educational facilities, elementary school** Serves students between the



college and university educational facilities

kindergarten and high school levels. (*Redmond, Wash.*)

■ **educational facilities, high school** Ninth, tenth, eleventh, and twelfth grades. (*Redmond, Wash.*)

■ **educational facilities, junior high school** A school which embraces not more than the first year of high school with not more than the upper two elementary grades. (*Concord, N.C.*)

■ **education facilities, kindergarten** Same as a nursery school except when operated in conjunction with a school of general instruction and having accredited instruction. (*Prescott Valley, Ariz.*)

A school or class for children of the 4- to 6-year-age group. (*Ogden, Utah*)

■ **educational facilities, nursery school** A school that is primarily educational in nature, meets the needs of a child of three to five years [of age]. (*Goochland County, Va.*)

Any day care center which receives children between the ages of two and six years and which is established and professionally operated primarily for educational purposes to meet the developmental needs of the children served. (*Vernon Hills, Ill.*)

An institution intended primarily for the daytime care of children of preschool age. Even though some instruction may be offered in connection with such care, the institution shall not be considered a "school" within the meaning of this chapter. (*Prescott Valley, Ariz.*)

■ **educational facilities, preschool** Providing day care with or without educational services for children not yet attending elementary school; includes nursery school and kindergarten. (*Palmer, Alaska*)

A school for children primarily between the ages of three and five, providing preparation for elementary school. (*Carmel, Ind.*)

A facility for the organized instruction of children who have not reached the age for enrollment in kindergarten. (*Snohomish County, Wash.*)

A facility for children who have attained the age of three years which is either: (a) recognized by the State Board of Education; or (b) registered with the state board of education and recognized or accredited by a recognized national or multistate educational organization or association which regularly recognizes or accredits schools; or (c) licensed by the [appropriate state department]. (*Elmhurst, Ill.*)

■ **educational facilities, primary** A public, private, or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in schools within the state. (*Des Moines, Iowa*)

■ **educational facilities, primary/secondary** A public, private, or parochial school offering instruction at the elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the [state]. (*Blacksburg, Va.*)

■ **educational facilities, private school** Any building or group of buildings, the use of which meets state requirements for primary, secondary, or higher education and which does not secure the major part of its funding from any governmental agency. (*McHenry County, Ill.*)

An educational institution other than a public school which offers instruction in the several branches of learning and study required to be taught in the public schools or where instruction is given in the vocational, professional, or recreational fields. (*Glendale, Calif.*)

■ **educational facilities, school for the arts** A school where classes in the various arts (e.g. dance, painting, sculpting, singing) are taught to four or more persons at a time. (*Gastonia, N.C.*)

■ **educational facilities, secondary** A public, private, or parochial school offering instruction at the junior high or high school level in the branches of learning and study required to be taught in the schools of the State. (*Des Moines, Iowa*)

■ **educational facilities, vocational school** A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This defini-

tion applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school). (*North Liberty, Iowa*)

A secretarial school or college, or business school or college, when not public and not owned or conducted by or under the sponsorship of a religious or charitable organization; school conducted as commercial enterprise for teaching instrumental music, dancing, barbering, or hair-dressing, or for teaching industrial skills in which machinery is employed as a means of instruction. This definition shall not be deemed to include an "educational institution." (*Pine Bluff, Ark.*)

A specialized instructional establishment that provides on-site training of business, commercial, and/or trade skills such as accounting, data processing, and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone. Incidental instructional services in conjunction with another primary use shall not be considered a business and trade school. (*Redondo Beach, Calif.*)

■ **educational institution** A public, parochial, or private institution that provides educational instruction to students. This definition does not include trade or business schools or colleges. (*Pine Bluff, Ark.*)

Any public, parochial, private, charitable, or nonprofit school, junior college, or university, other than trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers and employees. (*Gurnee, Ill.*)

■ **educational use** Use of land or a building or buildings as or for an institution not for profit but for the establishment and maintenance of a public or private college, secondary or elementary school or other educational institution for the academic instruction and cultivation of the mind and/or the inculcation of a clearer sense of moral and spiritual values and not including an institution or

organization directed primarily to the physical training or development of physical or manipulative skills and not to include any organization organized as such solely or primarily for the purpose of evading this chapter. (*Willistown Township, Pa.*)

■ **effluent** (See also *sewage*) Sewage, water or other liquid, partially or completely treated or in its natural state, flowing out of any component of an individual sewage disposal system or flowing over the ground's surface or beneath the ground in groundwater. (*New Shoreham, R.I.*)

■ **egress** (See also *ingress*) An exit. (*Champaign, Ill.*)

■ **elderly housing** A multiple-family structure, controlled by either a public body, institutional body, or nonprofit corporation, 80 percent of whose occupants shall be 65 years of age or over, or a multiple-family structure where each unit is occupied by at least one person who is 55 years of age or over and is retired, and where the rental arrangement includes a requirement that all members of each household consume at least one meal per day in a congregate dining facility contained within the multiple-family structure. (*St. Paul, Minn.*)

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (*California Planning Roundtable*)

A facility consisting of three or more dwelling units, the occupancy of which is limited to persons 60 years of age or older. The facility may include medical facilities or care. Senior housing shall typically consist of multiple-household attached dwellings, but may include detached dwelling units as part of a wholly owned and managed senior project. (*Golden, Colo.*)

Commentary: *We have attempted to provide a full range of elderly housing definitions here to accommodate the many types of such housing that are evolving in the United States at this time. Over time, the number of types of*

elderly and retirement housing is likely to grow as more specific niches and preferences for types of care are found. Please note that the ordinance provisions for elderly housing must address the issue of housing discrimination against children, which is prohibited by federal law.

■ **elderly housing, assisted living facility** Services in these establishments include assistance with daily activities, such as dressing, grooming, bathing, etc. These are also referred to as board and care establishments. (*American Planning Association*)

A special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential. (*Rancho Mirage, Calif.*)

A premise operated by a legal entity holding a certificate of compliance document issued by the [state department of health] (license) permitting the operation of a personal care home, at the location of said premise, according to appropriate [state department of health] program licensure or approval regulations, in which food, shelter, and personal assistance or supervision are provided for a period of at least 14 days for four or more aged adults who do not require hospitalization or skilled or intermediate nursing care, or the services in or of a [state department of health]-licensed long-term-care facility, but who do, because of their advanced age, require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation of a residence in the event of an emergency, or medication prescribed for self-administration. This term shall include assisted living facilities. (*Willistown Township, Pa.*)

■ **elderly housing, congregate care facility** Funded through the 1978 Congregate Housing Services Act, many of these establishments served meals and other services in low-income and federally subsidized housing. Now, many es-

tablishments provide such services to other nonsubsidized housing facilities and the services they offer include housekeeping, laundry, transportation, recreational programs, and other convenient stores. (*American Planning Association*)

A facility for long-term residence exclusively by persons 60 years of age or older, and which shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities. (*Boulder, Colo.*)

Any building or portion thereof which contains facilities for living, sleeping, and sanitation as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house, but does not include jails, hospitals, nursing homes, hotels, or lodging houses. (*North Liberty, Iowa*)

A shared residential living environment for six or more people which integrates shelter and service needs of functionally impaired or socially isolated older persons (age 50 or older) who are otherwise in good health and can maintain a semi-independent life style and who do not require constant supervision or intensive health care as provided by an institution. Each resident has his/her own bedroom (or may share a bedroom) and may have a separate living room, kitchen, dining area, or bathroom, and may share living, dining, and bathroom facilities with other older persons, such as in a common dining facility. (*Chelsea, Mass.*)

■ **elderly housing, lifecare or continuing care services** These were the traditional church- or social welfare organization-run retirement centers where residents turn over their entire assets in

exchange for housing, personal care, convenience care, and some health care. Recently, some of these centers developed other financial arrangements (instead of turning over all assets) for those who want these services. Other terms used for such establishments are: endowment facilities, founder's care facilities, continuing care retirement centers, etc. (*American Planning Association*)

Nursing homes, rest homes, and convalescent houses which include individual dwelling units for the elderly as an integral part of the facility where the total floor area devoted to individual dwelling units does not exceed 70 percent of the total floor area of the entire facility. (*Trenton Township, Ohio*)

■ **elderly housing, residential care facility** A facility that provides primarily nonmedical resident services to seven or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a 24-hour-a-day basis (*Sacramento, Calif.*)

Any facility licensed by the [state] department of human services, public or private, which for gain or otherwise, regularly provides one or more persons with 24-hour per day substitute care, food, lodging, training, education, supervision, habilitation, rehabilitation, and treatment they need, but which for any reason cannot be furnished in the person's own home. Residential facilities include but are not limited to: state institutions under the control of the [public welfare agency], foster homes, halfway houses, residential treatment centers, maternity shelters, group homes, residential programs, or schools for handicapped children. (*Plymouth, Minn.*)

Housing that provides residents with a program of assisted-living services to deal with the activities and instrumental activities of daily living. (*Cape Elizabeth, Maine*)

A facility consisting of independent and semi-independent dwelling units, each occupied by not more than two residents

per dwelling unit, at least one of whom is 55 years of age or older; said facility shall have available on-site passive and active recreational facilities, supervised and unsupervised activities, housekeeping assistance, and fulltime medical personnel to provide medical services, including but not limited to dietary and nutritional assistance and nursing care. (*Chelsea, Mass.*)

Any institution, place or building, or agency providing for a period exceeding 24 consecutive hours accommodation, board, personal assistance, and other essential daily living activities to three or more individuals, not related to the administrator or owner thereof within the third degree of consanguinity, who by reason of illness, disease, or physical or mental infirmity are unable to sufficiently or properly care for themselves but who do not require the services of a registered or licensed practical nurse except on an emergency basis. (*Bondurant, Iowa*)

■ **elderly housing, retirement housing** A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined. (*Tulsa, Okla.*)

These offer minimal convenience services, but focus on attracting elderly residents so as to provide a social support system among the residents. (*American Planning Association*)

Any age restricted development which may be in any housing form, including detached and attached dwelling units, apartments, and residences, offering private and semiprivate rooms. (*Garrett, Ind.*)

■ **elderly persons** Persons age 62 and older. (*California Planning Roundtable*)

Persons 60 years of age or older. (*El Paso, Tex.*)

■ **electrical substation** An assemblage of equipment for purposes other than generation or utilization, through which electric energy in bulk is passed for the

purposes of switching or modifying its characteristics to meet the needs of the general public, provided that in residence districts an electric substation shall not include rotating equipment, storage of materials, trucks or repair facilities, housing of repair crews, or office or place of business. (*Willistown Township, Pa.*)

An assemblage of equipment and appurtenant facilities designed for voltage transformation, or voltage control of electricity in amounts of 115,000 volts or more. (*Boulder County, Colo.*)

A premises which may or may not contain buildings, where the interconnection and usual transformation of electrical service takes place between systems. An electrical substation shall be secondary, supplementary, subordinate, and auxiliary to the main system. (*Sioux Falls, S.Dak.*)

Structures and appurtenant facilities used for the distribution of electric energy in voltages less than 115,000 volts. (*Boulder County, Colo.*)

■ **electrical transformer** A device for changing the voltage of electrical energy. (*Washington State Department of Health*)

■ **electrical transmission lines** (See also *land-line communications; utility lines*) Overhead utility lines for the transmission of electricity at 100,000 volts or more, between generation or switching facilities and local distribution systems. (*Truckee, Calif.*)

A series of three or more structures and appurtenant facilities erected above ground, supporting one or more conductors emanating from a power plant or a substation, designed to transmit electric energy in voltages of 115,000 volts or more. (*Boulder County, Colo.*)

Structures and appurtenant facilities used for the distribution of electric energy in voltages less than 115,000 volts. (*Boulder County, Colo.*)

An electric line used for the bulk transmission of electricity between generating or receiving plants and major subdivisions or delivery points, having a voltage rating greater than 12,500 volts. (*Glendale, Ariz.*)

■ **electromagnetic field** A field with two components, one electrical and the other magnetic, arising from the conduction of electricity through a medium of transmission. (*Minnetonka, Minn.*)

The local electric and magnetic fields caused by voltage and the flow of electricity that envelop the space surrounding an electrical conductor. (*Truckee, Calif.*)

■ **eleemosynary institution** (See also *charitable institution; nonprofit organization; quasi-public use*) Any building or group of buildings devoted to and supported by charity. (*Gurnee, Ill.*)

An organization that distributes charity or doles out relief. (*Maui County, Hawaii*)

■ **elevation** Height or distance above sea level. (*Santa Clarita, Calif.*)

The height in feet above the mean sea level, referenced to the National Geodetic Vertical Datum (NGVD). (*Temple Terrace, Fla.*)

■ **elevation, average ground** The midpoint between the highest and lowest ground elevations at the building wall. (*Lancaster, Ohio*)

■ **emergency** Actions that must be undertaken immediately or within a time frame too short to allow full compliance with this [ordinance] to avoid an immediate threat to public health or safety, to prevent an imminent threat of serious environmental degradation. (*Renton, Wash.*)

A condition arising from actual or imminent failure and resulting in a substantial health or safety hazard to occupants or in substantial hazard to a dwelling. . . . (*Ames, Iowa*)

A situation arising from fire, explosion, act of God, or act of public enemy which, if not corrected immediately, will potentially result in the loss of life, property, or substantial environmental resources. (*Monterey County, Calif.*)

A sudden unexpected occurrence, either the result of human or natural forces, necessitating immediate action to prevent or mitigate significant loss or damage to life, health, property, essential public services,

or the environment. (*Multnomah County, Ore.*)

■ **emergency and protective shelter** (See also *crisis center; shelter definitions*) A residential facility which provides room and board for a temporary (30 days or less) period, protection, counseling, and pre-placement screening for abused, displaced, or transient children or adults. (*Tulsa, Okla.*)

One main building, or portion thereof, on one zoning lot where persons who do not have housing live on a 24-hour-per-day basis until more permanent arrangements can be made, but generally for no longer than 30 days. (*St. Paul, Minn.*)

A facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or nonprofit agency. (*Truckee, Calif.*)

A facility, other than a community living arrangement, managed by a public or nonprofit agency that provides short-term housing and a protective sanctuary for victims of fire, natural disaster, economic hardship, crime, abuse, or neglect, including emergency housing during crisis intervention for victims of rape, child abuse, or physical beatings which contains individual sleeping rooms and may or may not have food preparation facilities and private shower or bath facilities. (*Milwaukee, Wisc.*)

A structure designated by local officials as a place of safe refuge during a storm or hurricane. (*Temple Terrace, Fla.*)

■ **emergency evacuation route** Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of [disaster]. (*Temple Terrace, Fla.*)

■ **emergency operations** (See also *civil defense*) Work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from an imminent exposure to danger or potential danger. (*Eliot, Maine*)

Operations conducted for the public health, safety, or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and

operations to rescue human beings, property, and livestock from the threat of destruction or injury. (*Limington, Maine*)

■ **emergency plan, local peacetime** The plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation. (*Temple Terrace, Fla.*)

■ **emergency response** Actions involving any development (such as new structures, grading, or excavation) or vegetation removal that must be taken immediately in response to an emergency/disaster event. Emergency/disaster response actions not involving any structural development or ground-disturbance (such as use of emergency transport vehicles, communications activities, or traffic control measures) are not included in this definition and are not affected by these provisions. (*Multnomah County, Ore.*)

■ **emergency service** (See also *public safety facilities*) The conduct of publicly owned safety and emergency services, such as, but not limited to, fire stations, police stations, and emergency medical and ambulance service. (*Nashville and Davidson County, Tenn.*)

The use of any equipment, machinery, vehicle, or other activity in a short term effort to protect or restore safe conditions in the town, or work by private or public utilities when restoring utility service. (*Truckee, Calif.*)

■ **emergency, snow or ice** (See also *snow removal business*) A condition of snowfall, snow accumulation, or ice accumulation or anticipated snowfall, snow accumulation, or ice accumulation that creates or is likely to create hazardous street conditions endangering or impeding or likely to endanger or impede the movement of fire, police, emergency, or other vehicular traffic, or otherwise endanger the safety, health, or welfare of the public. (*Rochester, Minn.*)

■ **emergency vehicle** Any vehicle legitimately participating in an emergency response to include, but are not necessarily limited to, crash/fire/rescue vehicles, authorized police vehicles, medical services vehicles, or tenant-operated vehicles. (*Austin, Tex.*)

Vehicles of the fire department, police vehicles, ambulances, and such emergency vehicles of municipal departments or public service corporations as are designated or authorized by the police chief. A privately owned vehicle commanded by the fire or police chief or owned or used by a fireman, policeman, or ambulance attendant shall have the same status under this ordinance as a publicly owned authorized emergency vehicle while actually engaged in or responding to a call for public emergency service. (*Bethel, Maine*)

An ambulance, tow truck licensed by the public utilities commission, law enforcement vehicle, or similar vehicle used to respond to emergencies, provided no such vehicle exceeds a gross vehicle weight rating of 26,000 pounds. (*Loveland, Colo.*)

Vehicle such as an ambulance, police car, or firefighting apparatus used to respond to emergency situations. (*Golden, Colo.*)

■ **eminent domain** (See also *condemnation; police power; taking*) The authority of a government to take, or to authorize the taking of, private property for public use. (*Iowa State University Extension Service*)

■ **emission** (See also *pollution*) Release of pollutants into the air from a source. (*Environmental Protection Agency*)

■ **employee(s)** The total number of persons reasonably anticipated to be employed in a building or on land during normal periods of use. (*Loveland, Colo.*)

Any person employed by a firm, business, educational institution, nonprofit agency, corporation, government agency, or other entity. (*San Juan Capistrano, Calif.*)

All persons, including proprietors, working on the premises during the largest shift at peak season. (*Beaverton, Ore.*)

■ **employee housing** (See also *farm worker dwelling; housing, temporary employment*) Accessory residential structures that house people employed by the residents of the principal building or owners of the property and that is not used for rental purposes. (*Germantown, Tenn.*)

That portion of the main building or a detached building used exclusively for the housing of agricultural and domestic employees working on the premises where such quarters are located. (*Lake Elsinore, Calif.*)

Living quarters within a portion of a main building or in an accessory building located on the same lot with the main building, used for persons employed on the premises. (*Ocean City, Md.*)

■ **employment center** An area of higher-intensity uses that typically employ thousands of people that is contained by a boundary to prevent it from encroaching on adjacent areas and/or neighborhoods. (*Renton, Wash.*)

Entities that employ 300 people or more at a particular site. (*Interstate 81 Corridor Council*)

■ **employment projection** Factors used to calculate the total potential employment of a particular project. (*San Juan Capistrano, Calif.*)

■ **enabling act** (See also *legislative*) The legislative act authorizing a government agency to do something that previously could not be done. (*Iowa State University Extension Service*)

Legislation authorizing local governments to regulate land use and development by adopting zoning ordinances. (*Washtenaw County, Mich.*)

■ **endangered species** (See also *habitat protection area*) A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes. (*California Planning Roundtable*)

Any resident species of plant which is likely to become an endangered species within the foreseeable future throughout

all or a significant portion of its range, or one that is designated as threatened by the Federal Fish and Wildlife Service. (*Concord, N.C.*)

■ **energy-saving device** Any facility, equipment, apparatus or the like which makes use of nonfossil fuel sources for lighting, heating or cooling or which reduces the use of other types of energy dependent on fossil fuel for generation. (*Hawaii County, Hawaii*)

■ **energy system, conventional** (See also *power plant definitions*) Any energy system, including supply elements, furnaces, burners, tanks, boilers, related controls, and energy-distribution components, which uses any source of energy other than solar or windmills. These sources include but are not limited to gas, oil, coal, and nuclear materials. (*Jordan, Minn.*)

■ **energy system, production through renewable sources** (See also *power plant, hydroelectric; solar energy system; wind energy conversion system*) Any facility or installation such as a windmill, hydroelectric unit or solar collecting or concentrating array, which is designed and intended to produce energy from natural forces such as wind, water, sunlight, or geothermal heat, or from biomass, for off-site use. (*Moorpark, Calif.*)

■ **engineer** A person who is qualified to practice engineering by reason of his or her special knowledge and use of mathematical, physical, and engineering sciences and the principles and methods of engineering analysis and design acquired by engineering education and experience and whose competence has been attested by the [state regulatory board] through licensure as a professional engineer. (*Campbell County, Va.*)

■ **entertainment, commercial indoor** (See also *amusement, indoor commercial*) Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters and concert or music halls. (*Blacksburg, Va.*)

■ **entertainment, commercial outdoor** (See also *amusement, outdoor commercial*) Predominantly spectator uses conducted in open or partially enclosed or screened

facilities. Typical uses include sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks. (*Blacksburg, Va.*)

■ **entertainment complex** A structure or facility for the presentation of the performing arts, including indoor motion picture theaters, theaters for live performances, and indoor and outdoor concert halls. Entertainment complex includes restaurants as an accessory use. Entertainment complex does not include adult motion picture theaters or establishments featuring burlesque. (*Anne Arundel County, Md.*)

■ **entertainment district** An area with a variety of uses that provide entertainment and supporting uses to the public, such as theaters, restaurants, plazas, outdoor cafes, kiosks, retail shops, docks, boats, and vessels moored at dock space, public areas, and ways. (*Fort Lauderdale, Fla.*)

■ **entertainment establishment** Any establishment (indoors or outdoors) where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Such entertainment includes but is not limited to vocal and instrumental music, dancing, karaoke, comedy, and acting. (*San Jose, Calif.*)



entertainment district

■ **entertainment facility, commercial** Any [use] conducted for gain, which is generally related to the entertainment field, such as theaters, carnivals, nightclubs, and similar entertainment activities. (*Archbold, Ohio*)

■ **entertainment, live** A musical, theatrical, dance, cabaret, or comedy act performed by one or more persons. Any form of dancing by patrons and guests at an eating or drinking establishment or bar is live entertainment. Live entertainment does not include the term "adult entertainment facility" or "adult entertainment establishment." (*Salinas Calif.*)

■ **entrance** Ingress and egress to and from a structure. (*Redmond, Wash.*)

■ **entry** The doorway into a building along with the architectural treatments that accompany it. (*Ontario, Calif.*)

■ **entry arcade** (See *arcade*)

■ **entry, public** The entranceway of a residence or other building closest to the public street or sidewalk or one which would be reasonably perceived by the public to be the entrance to the dwelling available for public use. (*Springfield, Ill.*)

■ **environment** The physical conditions which exist within the area that will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance. (*California Environmental Quality Act*)

■ **environmental conservation standards** Guidelines and specifications

■ **environmental conservation uses** Activities within the land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. (*Temple Terrace, Fla.*)



entry

■ **environmental control facility** Any facility which is used to abate, reduce, or aid in the prevention, measurement, control, or monitoring of noise, air, or water pollutants, solid waste and thermal pollution, radiation, or other pollutants, including facilities installed to supplement or replace facilities not meeting acceptable pollution control standards or which are to be supplemented or replaced by other pollution control facilities. (*Milwaukee, Wisc.; Waukesha, Wisc.*)

■ **environmental impact report (EIR)** A report required of general plans by the [state environmental law] that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (*California Planning Roundtable*)

for soil and water conservation practices and management...and containing suitable alternatives for the use and treatment of land based upon its capabilities. (*Stevens Point, Wisc.*)

An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the [state environmental law]. (*Truckee, Calif.*)

A document drafted by the developer describing the impact of the environment in the general vicinity of the development. (*Bayfield County, Wisc.*)

An informational document prepared in compliance with [state law], and which discloses the environmental effects of a proposed action, effects of a proposed action on the economic and social welfare of the community and state, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects. (*Hawaii County, Hawaii*)

A comprehensive report that describes the natural features and characteristics of a proposed development site, the changes that will occur as a result of the proposed development activities on the site, the anticipated environmental impacts and consequences of the proposed development, and the mitigation measures to be taken to minimize undesirable impacts to the environment. (*Cecil County, Md.*)

■ **environmental impact** (See also *ecological impact*) (1) As used in [the state's Environmental Protection Act], a reasonable likelihood of more than a moderate adverse impact on environmental quality. (2) Significance involves context and intensity and does not lend itself to a formula or quantifiable test. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred. (3) [State law] specifies a process, including criteria and procedures, for determining whether a proposal is likely to have a significant adverse environmental impact. (*Renton, Wash.*)

A beneficial or detrimental impact on the environment. May include but is not limited to significant changes in an area's air, water, and land resources. (*California Planning Roundtable*)

■ **environmental impact statement** Under the [state law], a statement on the effect of development proposals and other major actions that significantly affect the environment. (*California Planning Roundtable*)

■ **environmental review** The process of determining the impact of proposed projects on the environment. (*San Juan Capistrano, Calif.*)

■ **environmentally sensitive area** An area not suitable for development that is included within the city's greenbelt, geologically hazardous, wetlands, or floodplain regulations. (*Renton, Wash.*)

Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. (*Imperial Beach, Calif.*)

Any land area containing (as an example) one, or more, of the following: (1) steep slopes; (2) floodplain; (3) soils having high water tables; (4) highly erodible soils; (5) lands incapable of meeting minimum percolation standards; (6) former landfill or industrial waste areas; (7) stream corridors; (8) aquifer recharge or discharge areas; (9) wetlands; (10) scenic view corridors and (11) architectural areas of significant consequence. (*Clarkdale, Ariz.*)

Any area with one or more of the following characteristics: slopes in excess of 20 percent; floodplain; soils classified as having a high water table; soils classified as highly erodible, subject to erosion, or highly acidic; land incapable of meeting percolation requirements; land formerly used for landfill operations or hazardous industrial use; fault areas; stream corridor; estuaries; mature stands of vegetation; aquifer recharge and discharge areas; habitat for wildlife; or any other area possessing environmental characteristics similar to those listed herein. (*Loveland, Colo.*)

Lands with one or more of the following characteristics: steep slopes; floodplain; soils classified as having a high water table (such as hydric soils or soils subject to periodic inundation); soils classified as highly erodible, subject to erosion, or highly acidic; soils classified as having high potential for radon emissions; soils classified as unique or prime agricultural land; land incapable of meeting percolation requirements; land formerly used for landfill operations or hazardous industrial use; estuaries; climax communities of native vegetation; aquifer recharge and discharge areas; sinkholes; barrier beaches and islands; lands which contain habitat or breeding grounds for species of endangered, threatened, or special concern status; caves; shellfish harvesting beds; land designated by state or federal agencies for preservation or conservation. (*Temple Terrace, Fla.*)

■ **equestrian arena** (See also *horsetrack*) An improved area, generally fenced, of at least 30 feet in width or length within which equestrian activities involving horse riding or driving occurs. (*Boulder County, Colo.*)

■ **equestrian event** Any exhibition or competition involving horses whose purpose is to test or advance the skills of a horse or its rider, such as but not limited to horse shows, schooling events, horse training seminars or clinics, open houses, cutting competitions, rodeos, or jackpot roping contests. (*Deschutes County, Ore.*)

■ **equestrian facilities** Commercial horse, donkey, and mule facilities including: horse ranches, boarding stables, riding schools and academies, horse exhibition facilities, pack stations. This land use includes barns, stables, corrals, and paddocks accessory and incidental to the above uses. (*Truckee, Calif.*)

■ **equestrian paddock** (See *paddock*)

■ **equestrian trail** A natural surfaced path for equestrian use. (*Lake Elsinore, Calif.*)

■ **equipment** Bulky nonvehicular items such as but not limited to boats, campers, camper shells, tents and related camping supplies, tools, machinery, aircraft, barrels, drums, large cans or con-

tainers, and parts related to these items. (Newark, Calif.)

■ **equipment, heavy** A movable or transportable vehicle or other apparatus commonly used in commercial, industrial, or construction enterprises, such as but not limited to trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, lifts, having a gross weight of 2.5 tons or more. (Bensalem Township, Pa.)

High-capacity mechanical devices for moving earth or other materials, and mobile power units including but not limited to: carryalls, graders, loading and unloading devices, cranes, drag lines, trench diggers, tractors, augers, bulldozers, concrete mixers and conveyers, harvesters, combines, or other major agricultural equipment and similar devices operated by mechanical power as distinguished from manpower. (Burien, Wash.)

Nonmotorized merchandise of 6,000 pounds or more empty weight, or motorized merchandise of more than 6,000 pounds empty weight, having motors of 20 horsepower or more performance. (Golden, Colo.)

Large equipment including but not limited to: trucks with greater than a one and one-half ton rating, cranes, crawler-type tractors, earth movers, dump trucks, and other equipment of equal or greater size and weight. (Concord, N.C.)

■ **equipment, mechanical** Equipment or devices installed for a use appurtenant to the primary use. Such equipment shall include heating and air conditioning equipment, solar collectors, parabolic antennas, disc antenna, radio, or TV receiving or transmitting antennas, and any power-generating devices. The following equipment or devices are exempt: (A) Private, noncommercial radio and television antennas not exceeding a height of 70 feet above grade or 30 feet above an existing structure, whichever height is greater. No part of such antenna shall be within the yards required by this chapter. A building permit shall be required for any antenna mast, or tower over 50 feet above grade or 30 feet above an existing structure when the same is constructed on the roof of the structure. (B) Parabolic anten-

nas under three feet in diameter. (Ashland, Ore.)

■ **equipment rental** The temporary leasing of tools, materials, or construction equipment, excluding equipment used for excavation, grading, or similar tasks or processes. (Fort Wayne, Ind.)

■ **equipment rental establishment** An establishment providing the rental of tools, lawn and garden equipment, party supplies and similar goods and equipment, including storage and incidental maintenance. This term does not include a motor vehicle rental facility. (Milwaukee, Wisc.)

Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment. (Rancho Mirage, Calif.)

■ **equipment rental and sales establishment** Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is the incidental storage, maintenance, and servicing of such equipment. (Blacksburg, Va.)

■ **erect** (See also **build**) To erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post or display. Normal maintenance, including refinishing, is not included in this definition. (Santa Rosa, Calif.)

To build, construct, attach, hang, place, suspend, or fix with regards to a structure. (Lake Elsinore, Calif.)

The acts of building, constructing, altering, reconstructing, moving a structure upon, or any physical operations on the premises which are required for construction. Excavation, fill, drainage, material storage, hauling, and the like shall be considered a part of erection. (Trenton Township, Ohio)

■ **erected** Built, constructed, reconstructed, moved upon, or any physical operations on the premises required for building. Excavations, fill, drainage, and the like shall be considered a part of erection. (Boca Raton, Fla.)

Built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction, excavation, fill, drainage, etc. (Rockford, Mich.)

■ **erodable lands** Areas of incline, whether natural or man-made, lacking sufficient vegetation to prevent instability, erosion, or downstream siltation. (Johnson County, Iowa)

Lands underlain by soils which are subject to severe erosion when disturbed. (Burien, Wash.)

■ **erosion** The removal of soil through the actions of water or wind. (American Planning Association)

The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice, and gravity. (Champaign, Ill.)

The general process by which soils are removed by flowing surface or subsurface water or by wind. (St. Paul, Minn.)

The process by which soil particles are mobilized and transported by natural agents such as wind, rainsplash, frost action, or surface water flow. (Burien, Wash.)

Detachment and movement of soil, rock fragments, refuse, or any other material, organic or inorganic. (Sandy, Ore.)

The detachment and movement of soil, sediment, or rock fragments by water, wind, ice, or gravity. (Cudahy, Wisc.)

The wearing away of the ground surface as a result of the movement of wind, water, ice, and/or land disturbance activities. (Minneapolis, Minn.)

The wearing away of land by the action of wind, water, gravity or a combination thereof. (Grand Traverse County, Mich.)

■ **erosion, accelerated** The increased movement of soils that occurs as a result of human activities and development. (Grand Traverse County, Mich.)

■ **erosion control measure** Those best management practices employed to prevent or reduce erosion or sedimentation and are typically necessary when ground disturbance occurs. (Kootenai County, Idaho)

A measure that prevents erosion. (*State of Delaware*)

A practice or combination of practices to control erosion and attendant pollution. (*Hopkins, Minn.; Jordan, Minn.*)

■ **erosion control, terracing** An erosion control method that uses small hills and contours of the land surface to control flooding and runoff. (*Lake Elsinore, Calif.*)

■ **escort** A person who, for tips or any other form of consideration, agrees or offers to act as a date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person. (*Indian Trail, N.C.*)

■ **escort agency** A person or business association which furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration. (*Loveland, Colo.*)

A person or business that furnishes, offers to furnish, or advertises to furnish escorts as one of its principal business purposes. (*Indian Trail, N.C.*)

Any business, agency, or person who, for a fee, commission, hire, reward, or profit, furnishes or offers to furnish names of persons, or who introduces, furnishes, or arranges for persons, who may accompany other persons to or about social affairs, entertainments, or places of amusement, or who may consort with others about any place of public resort or within any private quarters. . . . (*Imperial Beach, Calif.*)

■ **esplanade** (See also *riverwalk*) Water-front area devoted to public use; includes both upland walkways and open space. (*Tacoma, Wash.*)

■ **essential facility** (See *community facility*)

■ **essential services** (See also *utility services*) Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage, and commu-

nication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings used or intended to be used for human habitation. (*Racine County, Wisc.*)

The erection, construction, alteration, or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, communication, electrical, steam, fuel, or water transmission or distribution systems; [and] collection, supply, or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, and similar accessories in connection therewith but not including structures that are necessary for the furnishing of adequate service by such utilities or municipal departments for the general public health, safety, convenience, and welfare. (*Hartford, Conn.*)

■ **establishment** (See also *business*) A place of business, including the possessions and employees. (*El Paso, Tex.*)

An economic unit where business is conducted or services or industrial operations performed. (*St. Charles, Mo.*)

Either of the following: (A) an institutional, business, commercial, or industrial activity that is the sole occupant of one or more buildings; (B) an institutional, business, commercial, or industrial activity that occupies a portion of a building that: (1) the activity is a logical and separate entity from the other activities within the building and not a department of the whole; and (2) the activity has either a separate entrance from the exterior of the building, or a separate entrance from a common and clearly defined entryway that has direct access to the exterior of the building. (*Wood River, Ill.*)

A place of business including all of its physical elements and components. (*Dewey Beach, Del.*)

Any business. (*Normal, Ill.*)

■ **estuary** (See also *coastal; waterbodies*)

A coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land. (*Mendocino County, Calif.*)

A semi-enclosed, naturally existing, coastal oriented body of water in which saltwater is naturally diluted by freshwater and which ultimately has an open connection with oceanic waters. (*Ormond Beach, Fla.*)

A semi-enclosed coastal body of water which has a free connection with the sea and within which sea water is measurably diluted with freshwater derived from land drainage. (*Juneau, Alaska*)

Region of interaction between rivers and near-shore ocean waters where tidal action and river flow mix fresh and salt water. Such areas include bays, mouths of rivers, salt marshes, and lagoons. These brackish water ecosystems shelter and feed marine life, birds, and wildlife (*United States Environmental Protection Agency*)

■ **ethnic food store** (See *specialty food store*)

■ **ethnic restaurant** (See *restaurant, specialty*)

■ **Euclidean zoning** (See also *as-of-right zoning; cumulative zoning*) A convenient nickname for traditional as-of-right or self-executing zoning in which: district regulations are explicit; residential, commercial, and industrial uses are segregated; districts are cumulative; and bulk and height controls are imposed. (*American Planning Association*)

Commentary: The term is derived from *Euclid (Ohio) v. Ambler Realty Co.*, the 1926 U.S. Supreme Court decision to affirm the validity of comprehensive zoning. (The term has nothing to do with geometry; Euclid could just as well have been Cleveland.)

■ **eviction** Any effort by a developer to remove a tenant from the premises or terminate a tenancy by lawful or unlawful means. (*Renton, Wash.*)

■ **ex parte contact** Some form of communication between one party to a

proceeding (e.g., an applicant for a permit) and a public official with some responsibility for making a decision affecting that proceeding occurring outside the formal decision-making process and without the knowledge of the other party to the proceeding. Such contacts are usually prohibited or circumscribed by codes of ethics to preclude conflict of interest or the appearance of favoritism to one party in a proceeding. (*American Planning Association*)

■ **exaction** (See *development exaction; impact fee*)

■ **excavation** (See also *cut; earthmoving; extraction; filling; grading*) The mechanical removal of earth material. (*Yakima County, Wash.*)

The process of altering the natural (grade) elevation by cutting or filling the earth, or any activity by which soil or rock is cut, dug, quarried, uncovered, removed, displaced, or relocated. (*Sandy, Ore.*)

Any breaking of ground, except common household gardening and ground care. (*Normal, Ill.; Rockford, Mich.; St. Paul, Minn.*)

The act of digging, hollowing out, or any other breaking of ground resulting in a total quantity of more than 100 cubic yards of material or a vertical depth of more than four feet. Common household gardening and ground care, or plowing of ground for agricultural purposes, shall be excepted from this definition. (*Trenton Township, Ohio*)

■ **excavation area** The area within an excavation site where excavation has occurred or is eligible to occur. This is also known as the pit area. (*Dover, N.H.*)

A nonagricultural artificial excavation area where in excess of 50 square feet of surface area or two feet in depth is excavated or made by the removal from the natural surface of the earth, sod, soil, sand, gravel, stone, or other natural matter or made by turning or breaking or undermining the surface of the earth for the purpose of removing minerals or borrowing fill. This definition shall not include excavation made for the building of basements. (*Jordan, Minn.*)

Any area of contiguous land in common ownership upon which excavation takes place. (*Dover, N.H.*)

■ **excavation, commercial** Any excavation or removal of natural materials for profit which is not related to or not occasioned by an impending development of the site of such excavation. (*Hawaii County, Hawaii*)

Excavation of earth intended for commerce, excluding excavation that is strictly conducted for the purpose of alteration, renovation, improvement, or construction to the property on which the excavation takes place. Any material leaving the property for whatever reason is considered to be a commercial operation, except agricultural activities. (*Dover, N.H.*)

■ **exclusionary zoning** (See also *inclusionary zoning*) Zoning that has the effect of keeping out of a community or neighborhood certain groups, or in some cases, additional population of any kind. Techniques such as large-lot zoning or high floor area or minimum residential floor area requirements, which increase housing costs, have been challenged for their potential exclusionary effects. (*Handbook for Planning Commissioners in Missouri*)

Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community. (*California Planning Roundtable*)

■ **exhibition** (See also *amusement definitions; entertainment definitions; special event*) Any establishment at which an exhibit of animals, human beings, or objects is featured for the purpose of amusement and entertainment, and at which the public pays an admission fee. (*Glendale, Ariz.*)

■ **exhibition center** (See *convention center*)

■ **exhibition room** (See also *art gallery; museum*) A room or rooms used to display items for observation, review, or inspection only, and not intended as a place of assembly otherwise. (*Ocean City, Md.*)

■ **existing use** The use of a lot, parcel or structure at the time of the enactment of the code or any section thereof. (*Temple Terrace, Fla.*)

■ **existing-use zoning** A mechanism for communities to retain prevailing land use except where change serves a compelling public interest, whereby the lawful uses of each piece of land are the uses for which the parcel already is reasonably adapted. Existing-use zoning is appropriate in non-urban areas where a planning objective is to avoid dynamic changes in patterns of land use, and is suited to those relatively undisturbed locales where the normal presumption runs against active modification of current land use. (*New Jersey State Plan*)

■ **exit** The way out from any point in a building along a continuous and unobstructed line of travel which leads to a street or open space or court communicating with a street or public thoroughfare. (*Wadsworth, Ohio*)

An unobstructed passageway to the out of doors at ground level. (*Manchester, N.H.*)

■ **exit, remote** Exitways to be arranged or constructed so as to minimize any possibility that both exitways may be blocked by any one fire or other emergency. (*Manchester, N.H.*)

■ **exotic lifeform** (See also *animal, exotic; naturalized species*) Any species of plants or animals that are not indigenous to the planning area. (*Renton, Wash.*)

■ **expansion** (See also *addition*) Any structural modification which increases the existing structure's envelope or footprint. (*Bayfield County, Wisc.*)

Increasing the area or volume occupied by or devoted to a use, increasing the living space or occupant capacity of a structure, or adding uses or structures accessory to a nonresidential use or structure. The following are not considered to be expansion: the addition of unenclosed porches, patio covers and the like; one enclosed addition of not more than 30 square feet to a dwelling; and the addition of detached accessory structures not for human habitation as accessory to a dwelling. (*Moorpark, Calif.*)

An increase in the floor area or volume of a structure, including all extensions such as but not limited to attached decks,

garages, porches, and greenhouses. (*Limington, Maine*)

■ **expansion, substantial** (See also **addition, major**) Floor space increase of 25 percent or new materials or processes not normally associated with the existing use. (*Limington, Maine*)

■ **expansion, use** The addition of weeks or months to a use's operating season; additional hours of operation; or an increase in net floor area or ground area devoted to a particular use. (*Limington, Maine*)

■ **explosive** (See also **fireworks; hazardous material**) Any chemical compound mixture or device, the primary and common purpose of which is to function by explosion with substantially simultaneous release of gas and heat, the resulting pressure being capable of producing destructive effects. (*National City, Calif.*)

Any chemical compound or mechanical mixture that is intended for the purpose of producing an explosion that contains any oxidizing and combustible units or other ingredients in such proportions, quantities or packing that an ignition by fire, by friction, by concussion, by percussion or by a detonator of any part of the compound or mixture may cause such a sudden generation of highly heated gases that the resultant gaseous pressures are capable of producing destructive effects on contiguous objects, or of destroying life or limb. Manufactured articles shall not be held to be explosives when the individual units contain explosives in such limited quantities, of such nature or in such packing that it is impossible to procure a simultaneous or a destructive explosion of such units, to the injury of life, limb, or property by fire, by friction, by concussion, by percussion, or by a detonator, such as fixed ammunition for small arms, firecrackers, or safety fuse matches. (*Norton, Ohio*)

■ **expressway** (See also **freeway; highway**) A divided arterial highway for through traffic with full or partial control of access with more than 50 percent of all crossroads separated in grade. (*Solon, Ohio*)

A divided highway with a 150-foot-wide minimum right-of-way and classified as "limited access"; a high-speed road with at-grade, cross-traffic intersections. (*Las Vegas, Nev.*)

A divided arterial highway for through traffic with full or partial control of access and generally with grade separations at major intersections. (*Grant County, Ky.; Racine County, Wisc.*)

A divided highway of four lanes or more that provides a high degree of service to through traffic, is designed with no direct access to individual uses on abutting properties, and may have some intersections at grade with traffic signal controls. (*Anne Arundel County, Md.*)

■ **extended-stay hotel** (See also **apartment hotel; hotel; motel**) Any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied for sleeping purposes for guests and contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves, and ovens. (*Norcross, Ga.*)



extended-stay hotel

A hotel offering suites with living, kitchen, and sleeping areas. . . . (*Aurora, Ill.*)

A building or structure intended as, used as, maintained as, or advertised as a place where sleeping accommodations are furnished to the public as regular roomers, primarily for periods of one week or more. (*Plymouth, Minn.*)

Any building containing six or more units intended or designed to be used, rented, or hired out to be occupied, or which are occupied for sleeping purposes for guests, and which units contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves and ovens. Extended-stay lodging facilities may contain lobbies, conference rooms, meeting rooms, child play areas, or restaurants. (*Concord, N.C.*)

A hotel intended and designed for extended stays by guests and not a highway-oriented, overnight-stay facility and which includes in-room cooking facilities. (*Beaverton, Ore.*)

■ **exterior** (See also **facade**) The front facade of any structure and any external features visible from public ways. (*Galena, Ill.*)

■ **exterior appliance** (See also **appliance**) A central air-conditioning condenser unit, heat pump, or any other noise-producing mechanical system components that are typically required to be located on the exterior of a structure. (*West Bloomfield Charter Township, Mich.*)

■ **externalities** (See also **impact**) The impacts of those other than the direct beneficiaries or targets of a course of action. Externalities may be local or widespread and may be fiscal, environmental, social, or all three. Much of the recent environmental impact legislation is based on increased understanding of the spillovers of development processes on a community's natural and human environment.

(*Handbook for Planning Commissioners in Missouri*)

■ **extraction** (See also *earthmoving; excavation*) To draw out or forth; hence to derive as if by drawing out; removal of physical matter in a solid, liquid, or gaseous state from its naturally occurring location; the initial step in use of a natural resource; examples include petroleum and natural gas wells, shale and coal mines, gravel pits, timber cutting. (*Glenwood Springs, Colo.*)

■ **extractive industry** (See also *mineral extraction; mining; quarry*) The extraction of minerals, including solids, such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gases. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the extraction site or as a part of the extractive activity. (*Newport, R.I.*)

A use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining. Specifically excluded from this use is grading and removal of dirt associated with an approved site plan or subdivision or excavations associated with, and for the improvement of, a bona fide agricultural use. (*Blacksburg, Va.*)

■ **extraterritorial land-use controls** Authority granted to certain cities to exercise zoning and subdivision powers for two miles outside their boundaries. It is intended to protect the use of land on the edge of communities from being encroached on by incompatible activities that might degrade adjoining property of cause a nuisance. (*Iowa Code*)

The power of the municipality to plan and zone the area up to three miles beyond the city limits. (*Sioux Falls, S.Dak.*)

■ **exurban area** (See also *suburban; urban fringe*) The region that lies beyond a city and its suburbs. (*California Planning Roundtable; Chattahoochie Hill Country (Georgia) Alliance*)

The area beyond a city's suburbs. (*Wisconsin Department of Natural Resources*)

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■ **facade** (See also *building frontage*) That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation. (*Peoria, Ill.*)

The entire area of a building facing or side extending from the roof or parapet to the ground and from one corner of the building to another but does not include any structural or nonstructural elements which extend beyond the roof of a building. (*Grand Forks, N.Dak.*)

The face of a building, especially the principal face. (*Dewey Beach, Del.*)

The exterior elevation of a structure or building as viewed from a single vantage point (*Pittsburgh, Pa.*)

All wall planes of a building which are visible from one side or perspective. (*Milwaukee, Wisc.*)

That exterior side of a building which faces, and is most nearly parallel to, a public or private street. The facade shall include the entire building walls, including wall faces, parapets, fascia, windows, doors, canopies, and visible roof structures of one complete elevation. (*Concord, N.C.*)

■ **facade, front** Those portions of a facade which face and are most closely parallel to the front lot line. (*Milwaukee, Wisc.*)

■ **facade, nonprincipal** The exterior wall(s) of a structure that do not face a public right-of-way. (*Orlando, Fla*)

■ **facade, principal** Exterior walls of a building which are adjacent to or front on a public street, park, or plaza. (*San Francisco, Calif.*)

■ **facade, street** Those portions of a facade which face and are most closely parallel to a street lot line. (*Milwaukee, Wisc.*)

■ **facility** A structure or place which is built, installed, or established to serve a particular purpose. (*Boulder County, Colo.*)

■ **factory-built housing** (See also *manufactured housing; mobile home; modular housing; panelized housing*) Any structure, designed for residential use, which is wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of [local regulations], factory-built homes include mobile homes, manufactured homes, and modular homes and also include park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. (*Iowa City, Iowa*)

A residential or nonresidential building, including a dwelling unit or habitable room thereof, which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except that it does not include a manufactured home, recreational vehicle, or mobile home. (*Prescott Valley, Ariz.; Sedona, Ariz.*)

A dwelling unit (or a nonresidential structure which includes a dwelling unit or habitable area), other than a mobile home, manufactured home or recreational vehicle as defined herein, which is wholly or substantially manufactured at an off-site location to be assembled on-site and which has been constructed pursuant to standards for factory-built buildings as certified by a regulatory agency of the state of Arizona. (*Clarkdale, Ariz.*)

Any structure which is, wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation, on a building site. (*North Liberty, Iowa*)

A dwelling unit that is constructed and assembled at a factory and transported to the building's site and placed on a pre-built foundation. (*Lake Elsinore, Calif.*)

■ **fair-market rent** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of ad-

ministering the Section 8 Existing Housing Program. (*California Planning Roundtable*)

■ **fair-market value** The price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts. (*Blacksburg, Va..*)

The price in terms of money that a property will bring in a competitive and open market under all conditions of a fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus. (*SeaTac, Wash.*)

Assessed value adjusted for equalized value. (*Grand Chute, Wisc.*)

As used in the definition of "substantial improvement," means the value of the property or structure as determined by the property appraiser, either: (1) before the improvement was started, or (2) if the structure has been damaged and is being restored, before the damage occurred. (*Temple Terrace, Fla.*)

■ **fair share** A proportionate amount by local jurisdiction. For example, used in the context of affordable housing, fair share means that each city and county within the region works with the regional authority [or the state] to establish local and regional policies that will provide the opportunity within each jurisdiction for accommodating a portion of the region's need for affordable housing. (*Portland, Ore.*)

■ **fairgrounds** (See also *festival grounds*) An area of land use including but not limited to: agricultural related office buildings, animal shows and judging, carnivals, circuses, community meeting or recreational buildings and uses, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, theaters. Such county fairs, exhibitions, and shows do not include racetracks or motorized contests of speed. (*Iowa City, Iowa*)

An area wherein buildings, structures, and land are used for the exhibition of livestock, farm products, etc., and/or for carnival-like entertainment. (*McHenry County, Ill.*)

An area wherein buildings, structures, and land are used for agricultural related offices, animal shows and judging, carnivals, circuses, community meetings, recreational uses, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, and theaters, excluding racetracks and motorized contests of speed. (*Loveland, Colo.*)

■ **fallout shelter** An accessory building and use specifically designed for the protection of life from radioactive fallout. (*Gurnee, Ill.*)

■ **family** A person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities: (1) any number of people related by blood, marriage, adoption, guardianship, or duly-authorized custodial relationship; (2) two unrelated people; (3) two unrelated people and any children related to either of them; (4) not more than eight people who are: (a) residents of a "Family Home" as defined in the [state code] and this ordinance; or (b) "handicapped" as defined in the Fair Housing Act . . . and this ordinance. This definition does not include persons currently illegally using or addicted to a "controlled substance"; (5) three or more people who are granted a special-use permit as a "functional family" pursuant to the special use permit procedures section of this ordinance. Family does not include any society, club, fraternity, sorority, association, lodge combine, federation, coterie, or like organization; any group of individuals whose association is temporary or seasonal in nature; any group of individuals who are in a group living arrangement as a result of criminal offenses. (*Ames, Iowa*)

One or more persons occupying a single dwelling unit, as a single housekeeping unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over six persons, including any roomers, boarders, and/or domestic servants. A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than six resi-

dent elderly or disabled persons (mentally and/or physically impaired) with at least one, but not more than two resident staff persons shall be considered a family. (*Tulsa, Okla.*)

Two or more persons related by blood, marriage, adoption, or not more than four persons not related by blood, marriage, or adoption, occupying a dwelling unit as an individual housekeeping organization. (*Boone County, Mo.*)

An individual or two or more persons related to each other by blood, marriage, or adoption, or a group of not more than four persons not all so related, together with his or their domestic servants, living in a dwelling unit. A family may include, in addition thereto, not more than two boarders, roomers, or permanent guests, whether or not gratuitous. (*Roswell, N. Mex.*)

One or two persons or parents, with their direct lineal descendants and adopted or legally cared for children (and including the domestic employees thereof) together with not more than two persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of four or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code. (*St. Paul, Minn.*)

Two or more persons related to each other by blood, marriage, or legal adoption living together as a single housekeeping unit; or a group of not more than three persons who need not be related by blood, marriage, or legal adoption, living together as a single housekeeping unit and occupying a single dwelling unit. (*Lake County, Ill.*)

One or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a rooming house or motel. (*Gorham, Maine*)

One or more persons occupying a premise[s] and living as a single housekeeping unit as distinguished from a group occupying a boardinghouse, lodging house, or hotel as herein defined. (*Scottsdale, Ariz.*)

An individual, or two or more persons related by blood, marriage or adoption, or a group of unrelated persons which, if it numbers five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities and as a group bear the generic character of a family as a relatively permanent household. (*Santa Rosa, Calif.*)

Any number of persons living together as a single housekeeping unit under a common housekeeping management plan. (*Clarkdale, Ariz.*)

One or more persons immediately related by blood, marriage or adoption living together as a single housekeeping unit in a dwelling unit together with any domestic employees. A group of not more than six unrelated persons living together as a single housekeeping unit with their domestic employees shall also be considered a family. (*Lake Elsinore, Calif.*)

Either: (a) One or more persons related by blood, adoption, or marriage, living and cooking together as a single nonprofit housekeeping unit, inclusive of household servants, or (b) Two to six persons living and cooking together as a single nonprofit housekeeping unit having a continuing nontransient domestic character though not related by blood, adoption, or marriage. This definition shall not include any society, club, coterie or organization which is not a recognized religious order nor does it include any group of individuals whose association is temporary or seasonal or similar to a resort, boarding house, motel, hotel, or whose association is for an anticipated limited duration or for a determinable period such as a school term or terms. (*Beverly Hills, Calif.*)

Commentary: The definition of family has been widely litigated. The definitions here define family as a single housekeeping unit rather than as persons related by blood or marriage. Several of the definitions specifically exclude a group living in a boarding house, hotel, lodging house, or rooming house. These exclusions might be extended to include a fraternity, sorority, and clubs. Many of these definitions employ restrictions on the number of unrelated persons living in a single-family housekeeping unit. Such restrictions,

however, may be struck down by the courts if they limit the housing opportunities of non-traditional families, such as group homes for people with developmental disabilities. The Federal Fair Housing Act, state law, case law, and the attorney for the jurisdiction should all be consulted before adopting or drafting a definition of family.

■ **family day care home** (See *day care home* definitions)

■ **family, immediate** Husband, wife, child, stepchild, brother, sister, stepbrother, stepsister, parent, stepparent, grandchild, grandparent, mother-in-law, father-in-law. (Clarkdale, Ariz.)

A father, mother, son, daughter, grandfather, grandmother, grandson, or granddaughter. (Rock Hall, Md.)

A member of the immediate family includes any person who is a natural or legally defined offspring, spouse, sibling, grandchild, grandparent, or parent of the owner of the real property. (Campbell County, Va.)

■ **family, shared living arrangement** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and to provide social contact, mutual support, and assistance. (Larkspur, Calif.)

■ **farm** (See also *agriculture; orchard; ranch*) A parcel of land containing no less than 40 acres or a parcel of land that is a portion of a larger tract of land containing no less than 40 acres owned in fee or leased to a single legal entity and which is devoted to agriculture, pasturage, or stock or poultry raising. The term "farm" does not include: (a) truck gardens; (b) commercial tree farms; (c) sales of agricultural equipment or chemicals; (d) commercial storage of agricultural produce or chemicals; (e) commercial feedlots and poultry lots; and (f) nurseries. (Grand Forks, N.Dak.)

No less than 40 contiguous acres of land, or one-quarter of one-quarter of a section, as legally described and recorded, while used for agricultural purposes. Residential structures occupied by persons engaged in farm operations shall be included in the term "farming" as are

roadside stands for the sale of farm products. (Iowa City, Iowa)

An area with a minimum size of 10 acres which is used for the growing of the usual farm products as vegetables, fruits, and grain and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals. (North Liberty, Iowa)

A parcel of land containing at least five acres used for the primary purpose of agriculture, horticulture, floriculture or viticulture, including facilities for the sale of produce, wine, and dairy products, insofar as the majority of such products for sale have been produced or grown by the owner of the land on which the facility is located. (Mashpee, Mass.)

Any land or buildings or structures on or in which agriculture and farming operations are carried on and shall include the residence or residences of owners, occupants, or employees located on such land. (Merrimack, N.H.)

Land consisting of five acres or more on which produce, crops, or flowers are grown primarily for off-premise consumption, use, or sale, or on which horses or livestock are housed or raised for personal use. (Chenequa, Wisc.)

■ **farm, animal** (See also *animal husbandry*) Any premises on which a primary use is the breeding, raising, or maintaining of animals for sale or where the primary income from the premises is derived from such uses. (Santa Rosa, Calif.)

■ **farm building** (See also *agricultural building*) Any building used for storing agricultural equipment or farm produce or products, housing livestock or poultry, or processing dairy products. The term "farm building" shall not include dwellings, but shall include a barn or silo. (Willistown Township, Pa.)

Any building or structure, other than a dwelling unit, built or placed upon land within a bona fide farm and considered essential and standard to the carrying on of farm operations. (Trenton Township, Ohio)

Structures, other than residences and structures appurtenant thereto, for on-

farm use (barns, sheds, poultry houses, etc.). (Concord, N.C.)

Any structure utilized for agricultural operations. (Wayne County, Ind.)

■ **farm dwelling** A single-family dwelling that is located on and used in connection with a farm. (Maui County, Hawaii)

A single-family dwelling located on or used in connection with a farm, or if the agricultural activity provides income to the family occupying the dwelling. (Hawaii County, Hawaii)

■ **farm equipment and supplies sales establishment** (See also *agricultural sales and service*) Establishments selling, renting, or repairing agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching. (Rancho Mirage, Calif.)

Establishments selling, renting or repairing agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching. (Rancho Mirage, Calif.)

■ **farm, exclusive farm use** (See also *agricultural protection zoning; large-lot zoning*) Land zoned primarily for farming and restricting many uses that are incompatible with farming, such as rural housing . . . (Portland, Ore.)

■ **farm, family** (See also *right-to-farm law*) A farming operation conducted by a person or persons, including a family farm corporation . . . but not a corporate farm. (Ford County, Kans.)

Land within areas designated as [zoning designation] which may be used by family members of the property owner for use as a permanent residence at densities higher than that permitted by the land use classification, upon approval by the [county commissioners]. However, densities may not exceed one acre. This provision is intended for the perpetuation of the family farm by making it possible for family members to both work and reside

on the property devoted to agricultural uses. (*Polk County, Fla.*)

■ **farm, fish** (See also *aquaculture; fish hatchery*) A parcel or building where commercial water dependent fishery facilities are located, including structures for the packing, processing, canning, or freezing of fin fish, crustaceans, molluscs, amphibians and reptiles, including related activities such as wholesale and retail sales, product storage facilities, crab shedding, off-loading docks, shellfish culture operations, and shore-based facilities necessary for aquaculture operations. (*Cecil County, Md.*)

An area of land complete with an artificial pond or ponds in which fish are reared and sold to consumers. (*Marinette County, Wisc.*)

An area devoted to the cultivation of fish and other seafood for commercial sale. (*Bondurant, Iowa*)

The hatching and raising of fish for the purpose of harvesting and sale. Fish farms are exclusive of recreational fishing operations. (*Boulder County, Colo.*)

Any lot or premises where aquatic animals, including mollusks and crustaceans, are raised commercially in an area not enclosed by a building. (*Moorpark, Calif.*)

■ **farm, fur** A tract of land devoted in whole or part to the commercial raising of animals for the fur. (*Brookfield, Wisc.*)

A facility where fur-bearing animals are kept, raised, or bred. (*Loveland, Colo.*)

An area of land devoted to the production of fur animals licensed by the [state conservation department] in which the animals are housed and fed under artificial conditions. (*Marinette County, Wisc.*)

Land, buildings, or structures used for the purpose of raising or harboring fur-bearing animals and also including chinchillas, whether the animals are kept for breeding, slaughtering, or petting. (*Grand Chute, Wisc.*)

■ **farm, hog** (See also *feedlot*) A lot, structure or building used for the raising or keeping of six or more hogs or swine. (*Richland, Wash.*)

Any premises where 25 or more hogs are maintained. (*Deschutes County, Ore.*)

A tract of land devoted to raising 250 or more animals of the porcine species. (*Concord, N.C.*)

■ **farm, horse** (See also *equestrian facilities*) A building or structure and/or land whose operator keeps equines primarily for breeding and boarding and which operation may or may not be incidental to the owner's primary occupation. (*McHenry County, Ill.*)



horse farm

■ **farm pond** Accessory ponds established in conjunction with an agricultural use. Such ponds shall conform to the requirements for mining and excavation, as provided in this Code, and have a maximum size of three-quarters of an acre and have a maximum ratio of one pond per five acres. All boundaries of excavation are to be wholly within the building setback line of the property. (*Ormond Beach, Fla.*)

■ **farm, poultry** (See also *feedlot*) A tract of land devoted principally to the production of poultry for eggs or meat for commercial purposes. (*Brookfield, Wisc.*)

A lot, structure, or building used intensively for the raising, feeding, breeding, or keeping of chickens, turkeys, or other poultry for marketing or slaughter, or for the production of eggs therefrom for sale. (*Richland, Wash.*)

The raising, keeping or raising and keeping of, in the aggregate, more than 500 chickens, turkeys, ducks, geese, pigeons, pheasants, peafowl, guinea fowl, or other fowl. (*Monterey County, Calif.*)

■ **farm-related business** (See also *agriculture-related business*) A business or commercial use operated primarily for the support of agricultural needs. It may consist of products, materials, and equipment servicing and sales; storage or processing of agricultural products or animals; medical or technical support services. (*Concord, N.C.*)

■ **farm shop** A structure used for the maintenance, repair, or fabrication of farm equipment by the owner or opera-

tor of the farm. (*Monterey County, Calif.*)

■ **farm, small specialty animal** Wholesale farms for raising rabbits, birds, bees (honey), worms, minks, or similar small animals. (*Hot Springs, Ark.*)

■ **farm stand** (See also *roadside stand; stand*) A building or structure used for the retail sales of fresh fruits, vegetables, flowers, herbs, or plants. May also involve the accessory sales of other unprocessed foodstuffs, home processed food products such as jams, jellies, pickles, sauces, or baked goods, and home-made handicrafts. The floor area devoted to the sales of these accessory items shall not exceed 50 percent of the total sales area. No commercially packaged handicrafts or commercially processed or packaged foodstuffs shall be sold at a roadside stand. (*Gorham, Maine*)

A temporary building or structure, not to exceed a gross floor area of 500 square feet, from which agricultural products produced on the premises are sold. (*Loveland, Colo.*)

A detached accessory structure used to sell raw, unprocessed fruits, vegetables,

nuts and seeds, and flowers and ornamental plants. (*Moorpark, Calif.*)

A temporary open air stand or place for the seasonal selling of agricultural produce. A produce stand is portable and capable of being dismantled or removed from the sales site. (*Concord, N.C.*)

■ **farm tractor** (See *tractor, farm*)

■ **farm worker** (See also *migrant farm worker*) A person principally employed for farm work. (*Moorpark, Calif.*)

Any person who assists with the chores, operation, security or maintenance of a farm or ranch. (*Ormond Beach, Fla.*)

■ **farm worker dwelling** (See also *employee housing; housing, temporary employment; labor camp*) Any living quarters, dwelling, boarding house, bunkhouse, or other housing accommodations, maintained exclusively for the occupancy of farm employees and their families in connection with any farm work or place where farm work is being performed, and the premises upon which they are situated. (*San Juan Capistrano, Calif.*)

A temporary dwelling consisting of a modular building set on an engineered pier block foundation for persons employed in the agricultural use of the property and the families of those persons, or living quarters for farm workers when necessary for on-site farming operations. Such uses shall be reviewed for compliance with the temporary nature of the use every three years. Inspections of the units for compliance with health and safety standards shall be conducted every three years. Subject to a noticed public hearing the building shall be removed if it no longer meets this definition or at the end of any three-year permit period. (*Livermore, Calif.*)

A dwelling located on a farm for the purpose of housing an employee of that farm operation and his/her family. Also included in this use type would be multi-family dwelling(s) for seasonal employees in connection with an orchard or other agricultural use which relies on seasonal employees who must be housed. (*Blacksburg, Va.*)

A dwelling or lodging unit that is used exclusively by agricultural employees employed full-time or seasonally in the county, and that is located on a farm and is ancillary and secondary to agriculture. (*Maui County, Hawaii*)

Buildings or mobile homes located on land owned by the laborer's employer, inhabited solely by persons and their families while employed in agricultural activities on land owned by the laborer's employer. (*Shasta Lake, Calif.*)

Any living quarters . . . permanently maintained in connection with any farm work for the housing of five or more farm employees. (*Fresno, Calif.*)

Dwelling units, including mobile homes, for use by full-time, temporary, or permanent employees engaged in agricultural pursuits. (*McHenry County, Ill.*)

■ **farmer** An individual who normally devotes the major portion of his time to the activities of producing products of the soil, poultry, livestock, or dairy farming in such products' unmanufactured state and who normally receives not less than 50 percent of his annual gross income from any of the foregoing activities; and the term also includes an individual who is retired because of illness or age and who at the time of retirement owned and occupied as a farmer as defined above the residence in which he lives. (*Grand Forks, N.Dak.*)

■ **farmer's market** (See also *open-air business; seasonal market*) The offering for sale of fresh agricultural products directly to the consumer at an open air market designated by the council as a community activity. (*Rapid City, S.Dak.*)

The seasonal selling or offering for sale at retail of home-grown vegetables or produce, occurring in a pre-designated area, where the vendors are generally individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale. (*Ford County, Kans.*)

Temporary or occasional outdoor retail sales of farm produce from vehicles or temporary stands, located within a parking lot, or a public right-of-way (where authorized by encroachment permit). (*Truckee, Calif.*)

An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site. (*Loveland, Colo.*)

A specified land area managed by a single operator who leases space/stalls for the outdoor sales of (1) fresh fruit and produce foods products, (2) meat and fish items, (3) plants and flowers, and (4) bakery goods, dairy products, delicatessen and grocery items. (*Robbinsdale, Minn.*)

An area, open or partially enclosed, at which vendors gather to sell personal property. The activity may also be referred to as an "open or open air market." (*Hawaii County, Hawaii*)

■ **farming** (See also *livestock definitions*) Commercial agricultural uses in general and especially crop, dairy, stock, and poultry farming; commercial greenhouses on three acres or more. (*Chandler, Ariz.*)

The operation of [a farm] for one or more of the uses provided in [the local code] with the necessary accessory uses for treating or storing the food produce provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities and such accessory uses do not include the feeding of garbage or offal to swine or other animals. (*North Liberty, Iowa*)

The growing of crops, plants, and trees. The term also includes the maintaining of horses, livestock, or poultry for the residents' needs or use and the sale of agricultural products grown on the premises. (*Hot Springs, Ark.*)

All operations of a farm such as the cultivation, conserving, and tillage of the soil, dairying, greenhouse operations, the production, cultivation, growing, and harvesting of any agricultural, floricultural, sod or horticultural commodities, the raising of livestock, bees, fur-bearing animals, freshwater fish, or poultry; or any practices on the farm as an incident to or in conjunction with such farming operations including but not necessarily restricted to

the following: preparation for market, delivery to storage or to market, or to carriers for transportation to market, of any products or materials from the farm; the transportation to the farm of supplies and materials; the transportation of farm workers; forestry or lumbering operations; the marketing or selling at wholesale or retail or in any other manner any products from the farm and of other supplies that do not exceed in average yearly dollar volume the value of products from such farm. (*Merrimack, N.H.*)

■ **farming, large livestock** The keeping of domesticated animals such as horses, ponies, burros, dairy and beef cattle, sheep, goats, swine, and similar animals which are kept for personal or agricultural use, or raised for sale and profit. (*Richland, Wash.*)

■ **farming operation, dairy** An agricultural operation on a tract of land at least 20 acres in size, which produces milk and milk products. (*Fort Wayne, Ind.*)

An area of land on which cows are kept for the purpose of producing dairy products in commercial quantities, as well as the related buildings, equipment, and processes. (*Dona Ana County, N. Mex.*)

A commercial establishment for the manufacture, processing, or sale of dairy products. (*Vernal City, Utah*)

A structure or use where dairy products are processed, packaged, and/or stored for shipment. (*Garrett, Ind.*)

■ **farming, small livestock** (See also *live-stock, small*) The keeping of four or more domesticated animals such as rabbits, chickens, ducks, turkeys, and similar fowl and animals which are kept for personal or agricultural use, or raised for sale and profit. (*Richland, Wash.*)

The raising or keeping of small animals which may include the following: chickens, pigeons, hogs, rabbits, ducks, geese, guinea fowl, peafowl, goats, sheep, or similar fowl or animals. (*Monterey County, Calif.*)

■ **farmland** (See also *agricultural land*) Land in active agricultural or horticultural use. (*Blacksburg, Va.*)

Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service. The five agricultural classifications defined here—except Grazing Land—do not include publicly owned lands for which there is an adopted policy preventing agricultural use. (1) *Prime Farmland*. Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last three years. (2) *Farmland of Statewide Importance*. Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last three years. (3) *Unique Farmland*. Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers. (4) *Farmland of Local Importance*. Land other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland that is either currently producing crops, or that has the capability of production. This land may be important to the local economy due to its productivity. (5) *Grazing Land*. Land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock. This classification does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, and heavily brushed, timbered, excessively steep, or rocky lands which restrict the access and movement of livestock. (*California Planning Roundtable*)

■ **farmland preservation property** (See also *conservation, agricultural land*) A lot, tract, or parcel of land, which is encumbered with a deed restriction prohibiting its use for purposes other than agriculture. (*Colt's Neck, N.J.*)

Land designated for agriculture or conservation. (*California Planning Roundtable*)

■ **farmstead** That portion of a farm designated for accessory dwellings and other buildings necessary to the farm's operation. (*Loveland, Colo.*)

The area of a farm in which the outbuildings sit and is normally protected by a grove(s) and not used for crops or grazing. (*Sioux Falls, S.Dak.*)

■ **fault** A fracture in the earth's crust forming a boundary between rock masses that have shifted. (*California Planning Roundtable*)

A fracture in the earth's crust along which there has been displacement of land masses relative to one another. (*Monterey County, Calif.*)

■ **fault, active** A fault along which there has been displacement during the last 11,000 years. (*Monterey County, Calif.*)

■ **fault, inactive** A fault along which there has been no major displacement for more than 3 million years. (*Monterey County, Calif.*)

■ **fault, potentially active** A fault along which the most recent major displacement occurred between 11,000 and 3 million years ago. (*Monterey County, Calif.*)

■ **fault trace** The intersection of a fault with the earth's surface. (*Monterey County, Calif.*)

■ **fault zone** (See also *geologically hazardous areas; hazard-prone area*) A zone consisting of interconnected, closely spaced faults and fault traces. (*Monterey County, Calif.*)

■ **feasibility study** An analysis of a specific project or program to determine if it can be successfully carried out. (*Iowa State University Extension Service*)

■ **fee** A payment of funds to the city for any of the applications or other entitlements. (*San Juan Capistrano, Calif.*)

■ **fee simple** A private property land right, sometimes also referred to as a fee simple absolute, whereby a property owner unconditionally owns a specified piece of land. (*Schaumburg, Ill.*)

A form of land ownership that includes all property rights, including the right to develop land. (*American Farmland Trust*)

■ **feed store** (See also *agricultural-related business; farm-related business*) An establishment engaged in retail sale of supplies directly related to the day-to-day activities of agricultural production. (*King County, Wash.*)

A retail store selling primarily agricultural products, including the bulk storage of fertilizers and related agrichemicals. (*Sioux Falls, S.Dak.*)

■ **feedlot** A lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising, or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Open lots used for feeding and rearing of poultry (poultry ranges) and barns, dairy farms, swine facilities, beef lots and barns, horse stalls, mink ranches and zoos, shall be considered to be animal feedlots. Pastures shall not be considered animal feedlots. (*Plymouth, Minn.*)

The feeding of livestock, poultry, or small animals for commercial purposes usually in lots, pens, ponds, sheds or buildings where food is supplied primarily by means other than grazing, foraging, or other natural means. (*Fort Wayne, Ind.*)

Any pen, corral, or structure wherein livestock are maintained in close quarters for the purpose of fattening for market. (*Multnomah County, Ore.*)

Establishments engaged in the fattening, raising, or breeding of animals typically for the commercial production of food, where the animals are fed primarily in pens, lots, or buildings (partially or wholly enclosed). Uses include but are not limited to hog ranches, poultry/egg farms, and cattle feed lots. The term does

not include slaughterhouses. (*Hot Springs, Ark.*)

An area of more than 15,000 square feet where the principal business is the feeding of livestock or poultry. (*Lincoln, Nebr.*)

A lot, structure, or building, or confined area used intensively for raising or keeping of more than six head of beef cattle or similar livestock for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate, but not including barns, pens or similar structures. (*Richland, Wash.*)

■ **feedlot lagoon** A confined body of water to hold animal byproducts including bodily waste from animals or a mixture of waste with feed, bedding, litter, or other agricultural materials. (*Concord, N.C.*)

■ **fees in lieu** (See *dedication, fees in lieu of*)

■ **fence** (See also *wall*) An enclosure or barrier, such as wooden posts, wire, iron, etc., used as a boundary, means of protection, privacy screening or confinement, but not including hedges, shrubs, trees, or other natural growth. (*Blue Springs, Mo.*)

An artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas. (*Maryland Heights, Mo.*)

A structure, solid or otherwise, which is a barrier and used as a boundary or means of protection, confinement, or concealment. (*Roswell, N. Mex.*)

Any visible or tangible obstruction to sight or passage of humans or animals interposed between two portions of land or which divides a piece of land into distinct portions. (*Hedwig Village, Tex.*)

Any device forming a physical barrier between two areas and constructed of chainlink, louver, stake, masonry, or lumber in accordance with adopted city standards. (*Lake Elsinore, Calif.*)

A barrier for the purpose of enclosing space or separating lots, composed of: (1)

masonry or concrete walls, excluding retaining walls; or (2) wood, metal, or concrete posts connected by boards, rails, panels, wire, or mesh. (*Burien, Wash.*)

A tangible barrier constructed of any allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for decorative purposes (such as an ornamental gate or ornamental gates), or to screen from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it. (*Glen Ellyn, Ill.*)

■ **fence, agricultural** An artificially erected barrier, other than a building, constructed of a manmade material, or a combination of manmade materials, erected to enclose an area of land used for agricultural purposes. An agricultural fence may be constructed of barbed or meshed wire. (*Garrett, Ind.*)

■ **fence, barbed-wire** One or more strands of wire or other material having intermittent sharp points of wire or metal that may puncture, cut, tear, or snag persons, clothing, or animals. The term "barbed wire" as used herein excludes razor ribbon. (*Palmetto, Fla.*)

■ **fence, chain-link** An open mesh fence made entirely of wire woven in squares of approximately 1.5 inches with vertical supports not less than 1.5 inches in diameter spaced not less than six feet, and not more than eight feet, apart. (*Palmetto, Fla.*)

■ **fence, decorative** A designed open or solid fence or wall that meets all of the following: (a) It contributes to the identification and beauty of the principal use; (b) It is not erected to satisfy any other provision of this code; (c) It does not act as a retaining structure; (d) It is made of material that typically is not found in security structures, such as chain link; (e) It is not available for purchase in stores. (*Raleigh, N.C.*)

A continuous permanent or temporary structure designed primarily for aesthetic appeal and not intended or designed as a method of prohibiting entry to a property. (*Temple Terrace, Fla.*)

An open fence intended to partition or enclose a property or a portion of a property. Ornamental fences shall include but not be limited to split rail, picket, wrought iron, and similar open fences. (*Fort Wayne, Ind.*)

An open fence other than a chain link or barbed wire fence intended to decorate, accent, or frame a feature of the landscape. Ornamental fences are often used to identify a lot corner or lot line, or frame a driveway, walkway, or planting bed. Ornamental fences are often of the rail or wrought iron type. (*Waukesha, Wisc.*)

■ **fence, decorative corner** A fence near a property corner and limited to a single post not higher than 36 inches with one or two decorative rails attached to said post parallel to the lot line and not extending further than six feet from the post. (*Cudahy, Wisc.*)

■ **fence height** The vertical distance measured from the side of the fence that is exterior to the property or from the lowest adjacent ground level to the top of the fence material. In the case of wire fencing, height shall be measured by the width of the material used providing that when installed the material is directly adjacent to the ground level. (*Blue Springs, Mo.*)

The vertical distance between the ground, either natural or filled, directly under the fence and the highest point of the fence, ex-

unbroken run, at the option of the landowner, may be used for fence height calculation purposes provided the height at any point along such run is not more than 10 percent greater than permitted without calculating such average height. (*Woodside, Calif.*)

The vertical distance from the lowest adjoining grade the topmost portion of the fence. (*Santa Rosa, Calif.*)

■ **fence, industrial** An artificially erected barrier, other than a building, constructed of a manmade material, or a combination of manmade materials, erected to enclose an area of land used for industrial purposes. An industrial fence may be constructed of meshed wire and may be topped with barbed wire. (*Garrett, Ind.*)

■ **fence, line** A fence of non-solid construction, no less or more than five feet in height, whose purpose it is to delineate property lines or boundaries. (*Rock Hall, Md.*)

■ **fence, living** (*See also hedge*) A hedge of vegetation used as a screening device or a fence with vegetation growing to it or on it which at the time of maturity would prevent an "open" effect and would block the normal line of sight. (*Concord, N.C.*)

■ **fence, obscuring** A fence that is 80 percent or more opaque. (*St. Paul, Minn.*)

no complete visual images can be seen. Openings in such fence (with its gates closed) shall not exceed 20 percent of any one square foot of vertical surface area that is more than eight inches above grade, nor shall any opening exceed one-half inch in width. (*Vista, Calif.*)

■ **fence, open** A fence (including any gates in said fence) that permits direct vision through at least 90 percent of any one square foot segment of vertical fence surface area (e.g., chain link or woven wire fence without slats). (*Vista, Calif.*)

A wall or fence through which clear vision is possible from one side to the other for 75 percent or more of the structure, as viewed on a horizontal plane. (*Raleigh, N.C.*)

A fence, including entrance and exit gates, designed and constructed so that the surface area of any segment of such fence contains at least 50 percent open spaces, as compared to solid materials. (*Glen Ellyn, Ill.*)

A fence which is less than 50 percent opaque when viewed perpendicularly to its vertical surface. (*Fort Wayne, Ind.*)

A structure of rails, planks, stakes, strung wire, or similar material erected as an enclosure, barrier, or boundary. Open fences are those with more than 50 percent of their surface area open for free



obscuring fence



open fence

cluding ornamental projections at no closer than five-foot intervals. (*Valdez, Alaska*)

The vertical distance measured from the surface of the adjoining ground to the top of the fence. For the purpose of applying the fence and wall height regulations, the average height of the fence along any

A fence that is constructed or planted in such a fashion as to cause 80 percent or more opaqueness at any angle of view through such fence. (*Ocean Shores, Wash.*)

A fence (including any gates in said fence) whose vertical surface is covered by a solid or opaque material through which

passage of light and air. Examples of such fences include but are not limited to barbed wire, chain link, picket, and rail fences. (*Waukesha, Wisc.*)

A fence constructed of material which does not interrupt the line of sight, such as split rail, pipe or chain-link fencing and

shall not include a living fence. (*Concord, N.C.*)

■ **fence, ornamental** (See *fence, decorative*)

■ **fence, perimeter** A fence located on or within six inches of a property line. (*Schaumburg, Ill.*)

■ **fence, privacy** A solid fence erected or constructed to prevent views across the fence line. (*Fort Wayne, Ind.*)

ascent, or permit the passage of a child's body, as determined by the building official. (*Vista, Calif.*)

A solid and substantially built fence not less than eight feet in height, above grade, that shall be placed between any pedestrian way and a site containing any hazardous conditions. (*Vista, Calif.*)

■ **fence section** A portion or panel of fence construction, normally consisting of pickets, planks or metal fabric attached

■ **fence, sharp-pointed** A barbed fence, a fence with spikes [or] other sharp points, or a razor blade fence. (*Blue Springs, Mo.*)

■ **fence, solid** A fence, including solid entrance and exit gates, that effectively conceals from viewers in or on adjoining properties, streets, alleys, or public ways, materials stored and operations conducted behind it. (*North Kansas City, Mo.*)

A fence (including any gates in said fence) constructed of solid material, wood, or



sharp-pointed fence



solid fence

Any fence constructed of materials which creates an opaque wall or screen. (*Huntington, Ind.*)

■ **fence, protective** A substantially built fence (including any gates in said fence) not less than five feet in height, above grade, which may be required as an enclosure for an "attractive" nuisance or other potential hazard to children (e.g., a swimming pool). Such a fence may be either solid (as defined herein) or of other substantial construction consisting of vertical structural members with clear openings between each, not exceeding four inches, and with horizontal rails or supporting members no closer than three feet. Chain link or woven wire fencing materials, with or without slats, may also be used, provided they meet other requirements contained herein. Gates in such a fence shall be self closing and self latching with a latch and lock not less than 4.5 feet above grade. In no case shall a fence of this classification include design features that would facilitate its

to horizontal rails, and which is attached or constructed, in more or less regular sequential intervals, to supporting vertical posts; in determining what constitutes a fence section, the normal guideline shall be sequential sections of fence which are eight feet in length. (*Loveland, Colo.*)

■ **fence, security** A fence erected as a barrier to persons, animals, or vehicles entering or leaving the enclosed area. (*Fort Wayne, Ind.*)

A fence intended to guard property against unauthorized entry, and to protect stored goods and products from theft and other unauthorized handling. Security fences usually exceed six feet in height, are often made of wrought iron or woven wire, and may incorporate additional security features such as barbed wire. (*Cudahy, Wisc.; Waukesha, Wisc.*)

■ **fence, semi-open** A fence having a regular pattern that is between 30 percent and 80 percent permeable to both light and air when viewed perpendicular to the plane of the fence. (*Schaumburg, Ill.*)

masonry, through which no visual images may be seen. Openings in such a fence (with its gates closed) shall not exceed 2 percent of a one-square-foot segment of vertical fence surface area more than eight inches above grade. (*Vista, Calif.*)

A fence, including solid entrance and exit gates, which effectively conceals from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it. (*Glen Ellyn, Ill.*)

A fence that is at least 85 percent opaque when viewed perpendicularly to its vertical surface. (*Fort Wayne, Ind.*)

A structure of rails, planks, stakes, strung wire, or similar material erected as an enclosure, barrier, or boundary. Solid fences are those with 50 percent or less of their surface area open for free passage of light and air and designed to conceal from view the activities conducted behind them. Examples of such fences include but are not limited to stockade, board-on-board, board and batten, basket weave, louvered fences, and chain link with screening inserts. (*Waukesha, Wisc.*)

■ **fence, stockade** A fence constructed of vertical wood strips, with no intervening spaces, providing a complete visual barrier. (*Carmel, Ind.*)

■ **fence, top of** The uppermost point on the edge or surface of a fence, but not including support posts or architectural features. (*Loveland, Colo.*)

■ **fence, unsafe** (1) A dilapidated, deteriorated, or decayed fence that, by reason of inadequate maintenance, obsolescence, or abandonment, poses a risk to human safety or property, or is no longer adequate to serve the purpose for which it was originally intended; or (2) A fence that, due to the manner of its construction or the materials used in its construction, poses a risk to human safety or property; or (3) A fence that incorporates razor ribbon or glass-impregnated fence tops; or an electrically charged fence; or a barbed wire fence that is not allowed under this article. (*Palmetto, Fla.*)

■ **fence, wire** A fence whose principal material is wire. This includes, but is not limited to, chain link fences. (*Blue Springs, Mo.*)

■ **fence, yard** An artificially erected barrier, generally constructed of mesh wire or picket wood, that encloses a yard and does not generally block the property from the view of adjoining properties or streets. (*Garrett, Ind.*)

■ **ferry boat** (See also **boat**; **watercraft**) Waterborne transportation for the purposes of commuting, sight-seeing, dining, gambling, and other entertainment purposes. (*San Francisco, Calif.*)

■ **ferry boat facility** (See also **terminal**, **marine**; **water-dependent use**) Primary support and ancillary facilities for waterborne transportation (e.g., commuter ferries, water taxis, hovercraft) or short-term excursions (e.g., charter boats, mini-cruises, sight-seeing, gambling, dining, and entertainment on the water) including but not limited to: passenger terminals and berthing areas, storage, employee or passenger parking, administrative functions, ship servicing area, layover berths, fueling stations, and other boat or passenger services. (*San Francisco, Calif.*)

The provision of passenger loading and unloading facilities from watercraft. Ticket purchasing, restaurants, and retail stores shall be permitted as accessory activities if the facility is located in a district that permits those uses. (*Nashville and Davidson County, Tenn.*)

■ **festival** (See also **public celebration**; **special event**) The sale of ethnic specialty, regional, and gourmet foods, art and crafts, live musical entertainment, in an outdoor setting. (*Scottsdale, Ariz.*)

A recreational, social, educational, or cultural activity, open to the public or a designated part of the public, operated by a public or nonprofit group or agency. (*Brookfield, Wisc.*)



festival

The provision of rides, games, food and amusements outside of permanent structures. The use shall have a duration of no more than 10 days in a month. (*Nashville and Davidson County, Tenn.*)

Events such as amusement rides, animal events, art shows, concerts, craft fairs, itinerant shows and religious revival meetings. (*Moorpark, Calif.*)

■ **festival grounds** (See also **fairgrounds**) An outdoor facility, including accessory buildings and structures, used primarily for the accommodation of periodic or seasonal cultural or entertainment programs or events. (*Milwaukee, Wisc.*)

■ **fiber optics communications system** (See also **landline communications**) An interstate network of fiber optic cables and all related property including con-

duit, carrier pipe, cable fibers, repeaters, power sources, and other attachments and appurtenances necessary for fiber optics communication. (*State of Arizona*)

■ **fill** (See also **backfill**; **borrow**) Earth or any other substance or material, including pilings placed or deposited for the purposes of erecting structures thereon, placed in a submerged area. (*Imperial Beach, Calif.*)

Sand, gravel, earth, or other materials of any composition whatsoever placed or deposited by humans. (*Siskiyou County, Calif.*)

Any material, such as (by way of illustration) earth, clay, sand, concrete, rubble, wood chips, bark, or waste of any kind, that is placed, stored, or dumped upon the surface of the ground resulting in an increase in the natural surface elevation. (*Yakima County, Wash.*)

Sand, gravel, earth or other materials of any composition placed or deposited by humans. (*Clarkdale, Ariz.*)

■ **fill, large** The addition of more than 5,000 cubic yards of material to a site. (*Multnomah County, Ore.*)

■ **filling** (See also **earthmoving**; **excavation**; **grading**) The depositing on land, whether submerged or not, of gravel, earth, or other materials of any composition whatsoever. (*Grand Forks, N.Dak.*)

Placing the material to alter land contours, displace water with soil, paving, or similar material, or placing shoreline protection measures. (*Ephraim, Wisc.*)

Depositing or dumping any matter on or into the ground or water. (*Limington, Maine*)

The act of depositing any rock, soil, gravel, sand, or other material so as to fill a waterbody, water course, or wetland. (*White Bear Lake, Minn.*)

Depositing or dumping any matter on or into the ground or water. (*Limington, Maine*)

Placement of earth material, including soil and rocks, over original earth material. (*Santa Clarita, Calif.*)

■ **filling station** (See **gas station**; **service station**)

■ **final plat** (See *plat, final*)

■ **financial institution** (See also *automated teller machine (ATM); bank*) A bank, savings and loan, credit union, mortgage office, or automated teller machine (ATM). Financial institution shall not include a currency exchange. (*Champaign, Ill.*)

Provision of financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are generally provided on site. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and automatic teller machines (ATMs). (*Blacksburg, Va.*)

Any building wherein the primary occupation is concerned with such federal or state-regulated businesses as banking, savings and loans, loan companies, and investment companies. (*Carmel, Ind.*)

Any trust company, savings bank, industrial bank, savings and loan association, building and loan association, commercial bank, credit union, federal association, investment company, or other business association, which is chartered under federal or state law, solicits, receives, or accepts money or its equivalent on deposit and loans money as a regular business. (*Concord, N.C.*)

An establishment where the principal businesses is the receipt, disbursement or exchange of funds and currencies, such as: banks, savings and loans, or credit unions. (*Beaverton, Ore.*)

■ **fire academy** (See *governmental agency training facility*)

■ **fire and rescue vehicle** (See *emergency vehicle*)

■ **fire break** A break in the ground cover fuels intended to prevent the spread of fire. (*Deschutes County, Ore.*)

■ **fire, contained** Any fire contained in an incinerator, fireplace, cooking grill, or other enclosure designed for outdoor cooking or fireproof container. (*Bucks County, Pa.*)

■ **fire escape** A fireproof stairway, ladder, or chute on the outside wall of a building intended to be used to help people escape from the building in case of fire or other calamity. (*Schaumburg, Ill.*)



fire escape

■ **fire flow** The flow of water required to extinguish a largest probable fire served by a water facility. (*San Juan Capistrano, Calif.*)

■ **fire flow survey** A testing of fire hydrants to determine capacity by volume and pressure for firefighting purposes. (*Concord, N.C.*)

■ **fire hazard zone** (See also *hazard-prone area*) An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs. (*California Planning Roundtable*)

■ **fire hydrant, private** A fire hydrant situated and maintained to provide water for firefighting purposes with restrictions as to use. The location may be such that it is not readily accessible for immediate use by the fire authority for other than certain private property. (*Renton, Wash.*)

■ **fire hydrant, public** A fire hydrant situated and maintained to provide water for firefighting purposes without restriction as to use for that purpose. The location is such that it is accessible from immediate use of the fire authority at all times. (*Renton, Wash.*)

■ **fire lane** Path of egress whether on public roads and highways, or on private property, that is a continuous path of travel from any one point at a building or

structure, to any other point along that structure, so posted and marked as a fire lane. (*Hilltown, Pa.*)

■ **fire protection facilities** (See also *emergency service; emergency vehicle; public safety facilities*) Fire stations and major pieces of firefighting apparatus, including but not limited to pumpers, quick response vehicles, hook and ladder trucks, and similar equipment, owned and operated by [the city] fire department or other duly authorized volunteer fire districts. (*Concord, N.C.*)

■ **fire-resistive** Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof. (*California Planning Roundtable*)



public fire hydrant



fire station

■ **fire station** (See also *emergency service*) A building used for fire equipment and firefighters. (*Miami, Fla.*)

■ **firearm** Any device, designed to be used as a weapon, which will or is designed to or may readily be converted to expel a projectile by the action of an explosive or other form of combustion, but excluding antique firearm, "BB" gun, scuba gun, stud or nail gun used in the construction industry, or pop gun or toy gun. (*Minneapolis, Minn.*)

Any device, designed to be used as a weapon or modified to be used as a weapon, from which a projectile is expelled through a barrel by the force of an explosion or other form of combustion. (*Newark, Calif.*)

■ **firearms dealer** (See also *gun shop*) Any person engaged in the sale, lease, trade, or other transfer of firearms or ammunition at wholesale or retail. Firearms dealer shall not include any person engaged only in the business of repairing firearms. (*Minneapolis, Minn.*)

A person engaged in the business of selling, transferring, leasing, repairing, or advertising for sale, transfer or lease, or offering or exposing for sale, transfer, or lease any firearm with the exception of a Bureau of Alcohol, Tobacco, and Firearms Federal Firearms License of Type 03 (collectors of curios and relics). Included in this definition are persons involved solely in the warehousing and storage of firearms. (*Newark, Calif.*)

■ **firearms sales establishment** (See also *gun shop*) An establishment having at least 25 percent of its gross floor area used for the sale of firearms, ammunition and ammunition components, and hunting or shooting equipment. (*Redondo Beach, Calif.*)

■ **firewood operation** Any commercial operation involving the cutting, sawing, or chopping of wood in any form for use as firewood on property other than that on which the operation is located, irrespective of where such wood is grown. (*Moorpark, Calif.*)

■ **fireworks** (See also *explosive material*) Any substance or combination of substances or articles prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration, or detonation, and includes blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives other than toy paper caps are used, firecrackers, torpedoes, sky rockets, Roman candles, Daygo bombs, sparklers, or other fireworks of like construction, any fireworks containing any explosive or flammable compound, or any tablet or other device containing any explosive substance. Nothing in this regulation shall be construed as applying to toy paper caps containing not more than 0.25 of a grain (16.20 milligrams) of explosive composition per cap. (*Grand Forks, N.Dak.*)

■ **fiscal impact analysis** (See also *cost-benefit analysis*) A projection of the

direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects. (*California Planning Roundtable*)

■ **fiscal impact report** A report projecting the public costs and revenues that will result from a proposed program or development. (*California Planning Roundtable*)

■ **fish hatchery** (See also *farm, fish*) A place where fish are propagated for use elsewhere. (*Hot Springs, Ark.*)

A place where fish eggs are incubated to produce young. (*Burien, Wash.*)

Establishments devoted to hatching, raising or rearing fish. (*Marinette County, Wisc.*)

■ **fish passage device** Any man made structure which is or may be used to enable fish to pass over a dam to move upstream. (*Deschutes County, Ore.*)

■ **fish protection device** Any man made structure, such as a fish screen, which is or may be used to prevent fish from entering into or passing through conduits, penstocks, and other water-conducting structures or devices connected to a hydroelectric facility. (*Deschutes County, Ore.*)

■ **fishery** (See *farm, fish*)

■ **fishing club** Areas reserved for public or private hunting of wildlife, fishing, and accessory structures in support of those activities. (*Truckee, Calif.*)

■ **fitness center** (See *health club*)

■ **fixed area-based allowance zoning** (See also *agricultural protection zoning; quarter/quarter zoning; sliding-scale zoning*) Ordinances that specify a certain number of units per acre. (*American Farmland Trust*)

■ **fixed-base host** Any permitted use, other than a residential use, located within a permitted building or structure on the same parcel or lot and which shares parking, sanitary facilities, trash disposal, and other support facilities with a vending facility. (*San Jose, Calif.*)

■ **flag** (See also *sign, banner; sign, pennant*) Any fabric or other flexible material attached to or designed to be flown from a flagpole or similar device. (Clearwater, Fla.)

An exhibit made of flexible material which is mounted on a pole and which represents or symbolizes an organization, group, cause, event, activity, or unit of government. (Milwaukee, Wisc.)

Any fabric or bunting containing distinctive colors or patterns, and used as a symbol of a government, political subdivision, institution, or business. (Cudahy, Wisc.)

Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity. (Concord, N.C.)

■ **flag lot** (See *lot, flag*)

■ **flag, noncommercial** Graphic devices designed to enhance the aesthetic appearance of a street or area and containing no advertising copy. (Beaverton, Ore.)

■ **flag, public** A flag displaying the name, insignia, emblem, or logo of any nation, state, municipality, or noncommercial organization. (Champaign, Ill.)

■ **flagpole** A freestanding structure or a structure attached to a building or to the roof of a building on a parcel of record and used for the sole purpose of displaying flags of political entities. (Thousand Oaks, Calif.)



flagpole

■ **flammable liquid** (See also *explosive material; hazardous material*) Any liquid which has a flash point of 70 degrees Fahrenheit, or less, as determined by a Tagliabue or equivalent closed cup test device. (Norton, Ohio)

Any liquid having a flash point at or above 100 degrees Fahrenheit. (Mishawaka, Ind.)

■ **flash point** The minimum temperature at which a liquid gives off vapors in sufficient concentrations to form an ignitable mixture with air near the surface of the liquid. (Mishawaka, Ind.)

■ **flea market** (See also *open-air business; swap meet*) An outdoor commercial activity, not including shopping centers, individual retail operations, or sales conducted by a nonprofit or charitable organization, that is open to the general public and composed of five or more semi-enclosed or outdoor stalls, rooms, stands, or spaces used for the purpose of display and sale, exchange, or barter of merchandise. (El Paso, Tex.)

An occasional or periodic market held in an open area or structure where goods are offered for sale to the general public by individual sellers from open or semi-open facilities or temporary structures. (Schaumburg, Ill.)

A building or open area in which stalls or sales areas are set aside, and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old obsolete, or antique, and may include the selling of new or used goods at retail by businesses or individuals who are generally engaged in retail trade. Rummage sales and garage sales are not considered to be flea markets. (Waukesha, Wisc.)

The sale of used merchandise customarily involving tables or space leased or rented to vendors. (Limington, Maine)

A flea market, swap shop, or similar activity by whatever name, where the use involves the setting up of two or more booths, tables, platforms, racks, or similar display areas for the purpose of selling, buying, or trading merchandise,

goods, materials, products, or other items offered for sale outside an enclosed building. Flea markets shall not include any of the following activities which occur at the same location four or fewer days in any calendar year: garage sales, produce stands, or fundraising activities done by a nonprofit organization. (Concord, N.C.)

Commentary: Flea markets are conventional profit-seeking businesses that usually operate only on weekends. As such, the definition of flea market should not include informal garage or yard sales (see the definition of "garage sale").

■ **flexible zoning** (See also *contextual zoning; form-based zoning; performance zoning; point system*) Regulations that apply general standards to property with final decisions made shortly before development occurs. These are employed in subdivision regulations and sometimes in zoning. The intent of such devices is to widen the range of options available to developers and thereby lead to more desirable and better designs. They recognize that the appropriate use for every parcel of land cannot be predetermined; as a result, policies and criteria for decision making are established, often through performance standards, rather than specified uses and standards. Among flexible zoning devices are floating zones, overlay zones, planned unit development, bonus and incentive zoning, and conditional rezoning. The zoning devices are usually administered through special use permits, site plan review, and rezonings. (American Planning Association)

A land development tool that allows reduced lot areas and dimensional regulations in order to preserve character defining features of a site. (Tiverton, Rhode Island),

Land-use regulations that provide more leeway to property owners by using performance standards rather than lists of permitted and prohibited uses and dimensional requirements. (Palo Alto, Calif.)

A broad term which covers a number of techniques designed to bring greater flexibility to the system of land use controls without sacrificing the traditional zoning objectives of health, safety and welfare of

local residents. Among these techniques are contract rezones, floating zones, overlay zones, performance standards, incentive (density bonus) zones and planned unit development districts. (*Bellingham, Wash.*)

■ **floating zone** (See also *spot zoning*) An unmapped zoning district where all the zone requirements are contained in the ordinance and the zone is fixed on the map only when the application for development meeting the zone requirements is approved. (*Iowa State University Extension Service*)

A zoning district that is described in the text of the zoning ordinance but not mapped as a specific district in a specific location. When a project of sufficient size anywhere within unrestricted areas can meet certain other requirements, however, the floating zone can be anchored and the area designated on the zoning map. (*Handbook for Planning Commissioners in Missouri*)

An unmapped zoning district that is established on the zoning map only when an application for development, meeting the zoning requirements, is approved. (*Newport, R.I.*)

■ **flood** (See also *natural hazard*) A general and temporary inundation of normally dry land areas. (*Blacksburg, Va.*)

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source. (*Washington County, Ark.*)

An overflow of surface water onto lands not normally covered by water. Floods have these essential characteristics: the inundation of land is temporary and results from unusually heavy precipitation; and the land is inundated by overflow for a lake, pond, stream, and/or wetland, or is flooded by natural runoff. (*Grand Traverse County, Mich.*)

The condition existing when the waters of any watercourse, pond, or depression temporarily rise to a height above their normal levels and overflow the bound-

aries within which they are ordinarily contained. It also includes the unusual rapid accumulation or runoff of surface waters. (*Glen Ellyn, Ill.*)

A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas. (*Hopkins, Minn.*)

A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of flood waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, or by some similarly unusual and unforeseeable event which results in flooding. (*Truckee, Calif.*)

■ **flood bank, full-stage** The elevation at which water overflows the natural banks of a stream, river, or lake and begins to inundate the upland. In the absence of physical evidence, the two-year reoccurrence interval flood elevation may be used to approximate bank-full stage. (*Deschutes County, Ore.*)

■ **flood boundary floodway (FBFW) map** An official map delineating the floodway, floodway fringe, 100-year floodplain, and 500-year floodplain. The flood boundary floodway map is prepared in conjunction with the flood insurance study. (*Columbia, Mo.*)

The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazard and the floodway. (*Truckee, Calif.*)

■ **flood control** Any undertaking for the conveyance, control, and dispersal of flood waters. (*Renton, Wash.*)

■ **flood elevation** (See also *freeboard*) The elevation flood waters would reach at a particular site during the occurrence of a specific flood period. For instance, the

100-year flood elevation is that elevation of flood waters related to the occurrence of the 100-year flood. (*Iowa City, Iowa*)

■ **flood elevation, allowable surcharge** The acceptable limit of increased flood elevation in the floodway due to obstruction of the floodway fringe. (*Dewey Beach, Del.*)

■ **flood elevation, regulatory** The elevation which is two feet above the calculated water-surface elevation of the base flood. (*Concord, N.C.*)

■ **flood frequency** The probability of a flood of a certain magnitude occurring in a given year. (*Grand Traverse County, Mich.*)

A period of years, based on statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded. (*Glen Ellyn, Ill.*)

The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded. (*Hopkins, Minn.*)

The probability of a flood occurrence which is generally determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year. (*Ephraim, Wisc.*)

■ **flood fringe** That portion of the floodplain outside of the floodway. (*St. Paul, Minn.*)

All that land lying within the one-year floodplain that is not within the floodway. (*Santa Rosa, Calif.*)

The higher portion of the floodplain, immediately adjacent to and on either side of the floodway, occupied by quiescent or slow-moving waters during floods. (*Glen Ellyn, Ill.*)

All that land in a floodplain not lying within a delineated floodway. Land within a floodway fringe is subject to inundation by relatively low velocity flows and shallow water depths. (*Hot Springs, Ark.*)

That portion of the floodplain outside of the floodway which is covered by flood

waters during the regional flood and generally associated with standing water rather than flowing water. (*Ephraim, Wisc.*)

That portion of the floodplain, outside the floodway, that is subject to inundation by the 100-year recurrence interval flood. (*Cudahy, Wisc.*)

■ **flood fringe, holding capacity** The volume over the floodway fringe between the land contour grades and the base flood elevation. (*Beaverton, Ore.*)

■ **flood hazard** (See also *natural hazard*) A hazard to land or improvements due to overflow water having sufficient depth or velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of watercourses. (*San Juan Capistrano, Calif.*)

■ **flood hazard, area of special** (See also *hazard-prone areas*) The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. Such areas are designated by the letter A or V on the Flood Insurance Rate Map (FIRM). (*Deschutes County, Ore.*)

■ **flood hazard boundary map** A map prepared by the Federal Emergency Management Administration (FEMA) designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. Said map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP). (*Ephraim, Wisc.*)

■ **Flood Insurance Rate Map (FIRM)** The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the town. (*Gorham, Maine*)

The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the county. (*Iowa City, Iowa*)

An official map of a community, on which the Federal Insurance Administration has

delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the community. Most FIRMs include detailed floodplain mapping for some or all of a community's floodplains. In most cases, the date of the first FIRM issued to a community is the date the community entered the Regular Program of the National Flood Insurance Program. (*Dewey Beach, Del.*)

An official map of the Federal Emergency Management Agency (FEMA), on which the area subject to flooding by the base flood has been delineated either by approximate or detailed engineering study. These maps also delineate flood insurance rate zones and may include the delineation of water surface elevations and floodway boundaries. (*Boulder County, Colo.*)

Official determination by Federal Emergency Management Administration that a specific structure is not in a [flood hazard area]. (*Lake County, Ill.*)

Letter that revises base flood elevations, flood insurance rate zones, flood boundaries, or floodways as shown on an effective flood insurance rate map. (*Jefferson County, Colo.*)

■ **flood insurance study** A study initiated, funded and published by the Federal Emergency Management Agency for the purpose of evaluating in detail the existence and severity of flood hazards; providing the county with the necessary information for adopting a floodplain management program and establishing actuarial flood insurance rates. (*Iowa City, Iowa*)

An examination and evaluation of hydrologic and hydraulic data sponsored by the Federal Insurance Administration to determine base flood flows, elevations, areas, and floodways. The FIS also determines flows, elevations, and areas of floods having lesser and greater frequencies of occurrence. (*Glen Ellyn, Ill.*)

A report published by the Federal Insurance Administration for a community in conjunction with the community's Flood Insurance Rate Map (FIRM). The study contains such background data as the base flood discharges and water surface elevations that were used to prepare the

FIRM. In most cases, a community FIRM with detailed mapping will have a corresponding FIS. (*Dewey Beach, Del.*)

The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the flood boundary and floodway map, and the water surface elevation of the base flood. (*Truckee, Calif.*)

■ **flood, National Flood Insurance Program** A program created by the National Flood Insurance Act, passed by Congress in 1968, amended in 1969, and revised in 1973 to offer a nonstructural approach to flood damage. The program has two major objectives: (1) provide property owners in flood-prone areas with affordable flood insurance; and (2) discourage development that would be subject to flood damage. (*Department of Water Resources, Calif.*)

■ **flood, 100-year** (See also *base flood*) A flood that, on the average, is likely to occur once every 100 years (i.e., that has a 1 percent chance of occurring each year, although the flood may occur in any year). (*Blacksburg, Va.*)

The maximum flood expected to occur during a 100-year period. (*Renton, Wash.*)

A standard adopted by the Federal Emergency Management Agency to identify areas where there exists a 1 percent annual chance of a flood occurring. (*Nashville and Davidson County, Tenn.*)

A flood magnitude with a 1 percent statistical chance of being equaled or exceeded during any year. A flood this large would be reached once during a 100-year period, on the average. However, the occurrence of such an event does not diminish the chance of its recurring again at any time. (*Glen Ellyn, Ill.*)

■ **flood profile** Graphical representations of the elevations of the water surface of the 100-year flood along the watercourses of the village. (*Glen Ellyn, Ill.*)

A graph or longitudinal plot of water surface elevations of a flood event along a reach of a stream or river. (*Robbinsdale, Minn.*)

A longitudinal profile along the thread of a stream showing the maximum water

surface elevation attained by the regulatory flood. (*Wayne County, Ind.*)

A graph showing the relationship of the floodwater surface elevation of a flood event of a specified recurrence interval to the streambed and other significant natural and manmade features along a stream. (*Milwaukee, Wisc.*)

■ **flood-prone area** (See also **hazard-prone areas**) A land area adjoining a river, stream, watercourse, or lake for which a floodway and floodplain has not been determined with respect to any specific flood frequency, but for which the potential for flooding can be identified by soils, geological evidence, or other data. (*Yakima County, Wash.*)

■ **flood protection elevation** That elevation not less than one foot above the water surface profile associated with the regional flood, plus any increases in flood heights attributable to encroachments on the floodplain. (*St. Paul, Minn.*)

The elevation to which uses regulated by this code are required to be elevated or floodproofed. (*Glen Ellyn, Ill.*)

An elevation not lower than one foot above the elevation of the regional flood, plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway. (*Robbinsdale, Minn.*)

An elevation two feet above the water surface profile elevation designated for the regional flood. (*Ephraim, Wisc.*)

The elevation of the lowest floor of a building or structure. If a basement is included, the basement floor is considered the lowest floor. Exceptions: If a commercial or industrial building is floodproofed as hereinafter defined, the term "flood protection grade" applies to the water surface elevation for which the building is protected. (*Wayne County, Ind.*)

A point two feet above the water surface elevation of the regional flood intended to compensate for unknown factors that contribute to flood heights greater than those computed, including but not limited to ice jams, debris accumulation, wave action and obstructions of bridge openings. (*Milwaukee, Wisc.*)

■ **flood protection system** Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized flood-modifying works are those constructed in conformance with sound engineering standards. (*Washington County, Ark.*)

■ **flood protection system, critical feature** An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised. (*Baton Rouge, La.*)

An integral and readily identifiable part of a flood protection system without which the flood protection provided by the entire system would be compromised. (*Golden, Colo.*)

■ **flood, regional** (See also **base flood**) A flood which is representative of large floods known to have occurred and characteristic of what can be statistically expected to occur on an average of once every 100 years and have water surface elevations equal to those filed with and made a part of the [zoning map]. (*St. Paul, Minn.*)

A flood representative of large floods known to have occurred generally in [the state] and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. "Regional flood" is synonymous with the term "base flood" used in the Flood Insurance Study. (*Hopkins, Minn.; Robbinsdale, Minn.*)

The flood determined to be representative of large floods known to have generally occurred in [the state] and which may be expected to occur on a particular stream because of like physical characteristics. The flood frequency of the regional flood is once in every 100 years; this means that in any given year, there is a 1 percent chance that the regional flood may occur

or be exceeded. During a typical 30-year mortgage period, the regional flood has a 26 percent chance of occurrence. (*Cudahy, Wisc.*)

■ **flood, regulatory** (See also **base flood**) That flood having a peak discharge which can be expected to be equaled or exceeded on the average of once in a 100-year period, as calculated by a method and procedure which is acceptable to and approved by the [state] natural resource commission. This flood is equivalent to a flood having a probability of occurrence of 1 percent in any given year. (*Wayne County, Ind.*)

■ **flood stage** The elevation of the floodwater surface above the officially established datum plane, which is mean sea level. (*Waukesha, Wisc.*)

The elevation of the floodwater surface above the officially established datum plane, which is mean sea level (*Cudahy, Wisc.*)

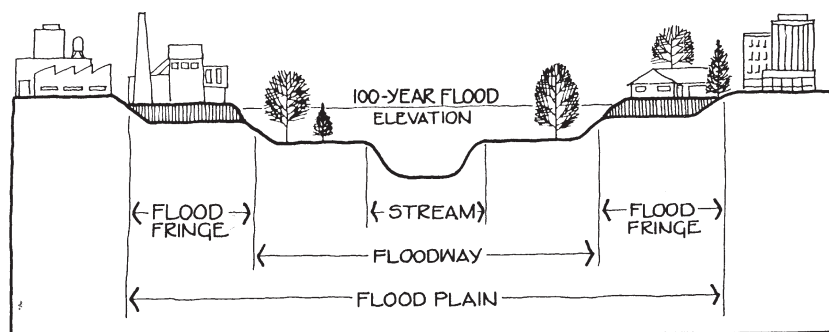
■ **flood, standard project** The largest flood that can be expected from the most severe combination of meteorological and hydrological conditions considered reasonably characteristic of the geographical region involved. (*San Juan Capistrano, Calif.*)

■ **flood storage** Those floodplain areas where storage of floodwaters has been taken into account in reducing the regional flood discharge. (*Cudahy, Wisc.; Waukesha, Wisc.*)

■ **flood zone, approximate** A portion of the 100-year recurrence interval floodplain that has been delineated using the best information available. Such information may include but is not limited to records of historic flooding and soil maps. Flood zones determined by this approximate method have not been delineated with the benefit of a hydraulic or hydrologic engineering study. (*Wayne County, Ind.*)

■ **floodlight** (See **beacon**)

■ **floodplain** (See also **hazard-prone areas**) The land area susceptible to inundation by water as a result of the flood. (*Iowa City, Iowa*)



floodplain

(1) A relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation; or, (2) an area subject to the unusual and rapid accumulation of run-off or surface waters from any source. (*Blacksburg, Va.*)

The areas adjoining a watercourse at or below the water surface elevation associated with the regional flood that have been or hereafter may be covered by the regional flood. (*St. Paul, Minn.*)

The special flood hazard lands adjoining a watercourse, whose surface elevation is lower than the base flood elevation, that are subject to periodic inundation during floods. (*Glen Ellyn, Ill.*)

■ **floodplain compensatory storage** An artificially excavated, hydraulically equivalent volume of storage . . . used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the floodplain. The uncompensated loss of natural floodplain storage can increase off-site floodwater elevations and flows. (*Schaumburg, Ill.*)

■ **floodplain development** Under floodplain regulations, any public or private construction or activity that changes the basic character or the topography of the land on which the construction or activity occurs, including but not limited to any man-made change to improved or unimproved real estate, [or] construction or substantial improvement of buildings or other structures. Development includes mining, dredging, filling, grading, paving, excavation, or drilling operations; and all dams, reservoirs, walls, embankments, berms, levees, dikes, piles, abutments, projections, channel rectification,

roads, bridges, culverts, excavations, and fills. (*Boulder County, Colo.*)

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, located within the area of special flood hazard. (*Deschutes County, Ore.*)

Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or dwelling operations, or storage of equipment or materials. (*Blacksburg, Va.*)

■ **floodplain development, anticipated** Full potential urbanization of the contributing watershed, considering the future land use plan and the reasonable assumption that in considering the effects of a proposed development in a floodplain area that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream or water course. (*Lancaster, Ohio*)

■ **floodplain, dry land access** A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land which is outside the floodplain, such as a road with its surface above the regional flood elevation and wide enough to accommodate wheeled vehicles. (*Waukesha, Wisc.*)

■ **floodplain encroachment** Any development, stockpile, refuse, or matter in, along, across, or projecting into any floodplain which might impede, retard, or change the direction of a flow of water, either by itself or by catching or collect-

ing debris carried by such water. The term "floodplain encroachment" shall not include any device or structure reasonably necessary for flood control or prevention. (*Boulder County, Colo.*)

A method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows. (*Jordan, Minn.*)

■ **floodplain island** A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the occurrence of the regional flood. (*Cudahy, Wisc.*)

■ **floodplain management** An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, flood proofing, and floodplain management regulations. (*Iowa City, Iowa; Washington County, Ark.*)

The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space lands. (*Truckee, Calif.*)

■ **floodplain management regulations** Zoning ordinances, subdivision regulations, building codes, health regulations, special-purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance), and other applications of police power. The term describes such state or local regulations, in any combination thereof, that provide standards for the purpose of flood damage prevention and reduction. (*Washington County, Ark.*)

■ **floodplain obstruction** A dam, wall, wharf, embankment, levee, dike, pike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting, into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or

collecting debris carried by such water. (*Robbinsdale, Minn.*)

■ **floodplain, 100-year** The low land near a watercourse which has been, or may be, covered by water of a flood of 100-year frequency, as established by engineering practices of the U.S. Army Corps of Engineers. It shall also mean that a flood of this magnitude may have a 1 percent chance of occurring in any given year. (*Concord, N.C.*)

■ **floodplain, primary zone** The zone designation of property upon which the floodplain district is overlaid. (*Beaverton, Ore.*)

■ **floodproofed** Watertight construction with walls substantially impermeable and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. (*Woodside, Calif.*)

■ **floodproofed building** A commercial or industrial building to exclude floodwaters from the interior of that building. All such floodproofing shall be adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regulatory flood. (*Wayne County, Ind.*)

■ **floodproofing** Any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. (*Washington County, Ark.*)

Those methods of construction . . . , which, when applied to structures or properties, will prevent or mitigate damage from floods. (*St. Paul, Minn.*)

Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which would preclude the entry of water. Structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. (*Columbia, Mo.*)

Modifications to structures made to reduce flood damages. These changes may be made to existing structures or incorporated in the design of new structures.

In all instances, floodproofing must be watertight and must be adequate without the need for human intervention. (*Glen Ellyn, Ill.*)

A combination of structural provisions, changes, or an adjustment to properties and structures, subject to flooding, primarily for the reduction or elimination of flood damage. (*Hopkins, Minn.*)

■ **floodway** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. (*Blacksburg, Va.; Washington County, Ark.*)

Channel of a river or stream and those portions of the floodplain joining the channel which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not result in substantially higher flood levels and flow velocities. (*Iowa City, Iowa*)

That area of a waterway channel which is extremely hazardous due to the velocity of storm waters which carry debris and projectiles and have erosion potential. (*Santa Rosa, Calif.*)

The channel of a watercourse and those portions of the adjoining floodplains which are required to carry and discharge the 100-year flood with no significant increase in the base flood elevation. (*Glen Ellyn, Ill.*)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot at any point. (*Hot Springs, Ark.*)

■ **floodway encroachment** Any fill, structure, building, accessory use, use, or development in the floodway. (*Stevens Point, Wisc.*)

■ **floodway encroachment lines** The lateral boundaries of the floodway which separate it from the flood fringes. (*Glen Ellyn, Ill.*)

Limits of obstruction to flood flows. These lines are on both sides of and generally

parallel to the stream. The lines are established by assuming that the area landward (outside) of the encroachment lines will be ultimately developed in such a way that it will not be available to convey flood flows. (*Stevens Point, Wisc.*)

■ **floodway fringe** Those portions of the floodplain, other than the floodway, which can be filled, leveed, or otherwise obstructed without causing substantially higher flood levels or flow velocities. (*Iowa City, Iowa*)

That portion of a floodplain that is inundated by floodwaters but is not within a defined floodway. Floodway fringes serve as temporary storage for floodwaters. (*Yakima County, Wash.*)

■ **floor** The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles. (*Polk County, Fla.*)

■ **floor area** The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages or space used for off-street parking or loading, breezeways, enclosed and unenclosed porches, elevator or stair bulkheads, and accessory structures. (*St. Paul, Minn.*)

The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included. Provided further that floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of [ordinance] shall mean the smallest rectangular area encompassing the display or customer seating area. (*Tulsa, Okla.*)

The total gross floor area of the building or structure, but not including any area within the building utilized for the required off-street parking spaces. (*Santa Rosa, Calif.*)

The sum of the square footage of all of the floors of a structure or building. (*Clarkdale, Ariz.*)

The sum of the gross horizontal areas of the several floors of a building including interior balconies, mezzanines, basements, and attached accessory buildings, but excepting that area primarily devoted to window display, storage, fitting rooms, stairs, escalators, unenclosed porches, detached accessory buildings utilized for dead storage, heating and utility rooms, inside off-street parking, or loading space. Measurements shall be made from the outside of the exterior walls. (*Mora, Minn.*)

(A) For commercial, business, and industrial structures or structures containing mixed uses, the sum of the gross horizontal areas of the several floors of a structure, measured from the exterior faces of the exterior walls or from the center line of party walls separating two structures, but not including: (1) Attic space providing headroom of less than seven feet. (2) Basement space not used for retailing. (3) Uncovered steps or fire escapes. (4) Accessory water towers or cooling towers. (5) Accessory off-street parking spaces. (6) Accessory off-street loading spaces. (B) For residential structures, the sum of the gross horizontal areas of the several floors of a dwelling, exclusive of garages, basements, and open porches, measured from the exterior faces of the exterior walls. (*Rock Hall, Md.*)

■ **floor area, above-grade** Any floor area in which the floor is higher than existing grade, plus a portion of basement floor area in cases where any part of the basement story is higher than existing grade. The first two vertical feet of any basement story that are exposed above existing grade are excluded from the above grade floor area calculation. The above-grade portion of the basement floor area is calculated by multiplying the total basement floor area by the percentage of the volume of the basement story that is

higher than existing grade. If the finished floor surface of the main story of a residence is partially or completely above finished grade, then all floor area in the main story will be considered above-grade floor area. All floor area in any stories above the main story will also be considered above-grade floor area. The main story is defined as the story that includes but is not limited to the kitchen, dining room, and living room. (*Boulder County, Colo.*)

■ **floor area, below-grade** Excepting the portion that is defined as above-grade floor area, a portion of the basement floor area in which all or part of the floor is below existing grade. The first two vertical feet of any basement story that are exposed above existing grade are included in the below grade floor area calculation. Below grade floor area is calculated by multiplying the total floor area of the basement by the percentage of the volume of the basement that is below existing grade. (*Boulder County, Colo.*)

■ **floor area expansion** (See *expansion, use*)

■ **floor area, finished** Areas excluded from the finished floor area include basements and attics. (*Blacksburg, Va.*)

■ **floor area, gross** The sum of the horizontal areas of the several stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Gross floor area shall exclude basements and attics. The surface area of tennis courts, swimming pools, driveways, parking spaces, decks, and porches is not included in the total floor area. (*Blacksburg, Va.*)

The sum of the gross areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the center lines of walls separating two buildings. Gross floor area shall not include: (a) underground parking space; (b) uncovered steps; (c) exterior balconies. (*Scottsdale, Ariz.*)

The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage. (*Jacksonville, N.C.*)

The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet. (*Maynard, Mass.*)

The sum of the gross horizontal area of the several floors of a building, measured from the exterior faces of the exterior walls or from the center of the common walls of attached buildings. Gross floor area includes basement floors, attic floor space, halls, closets, stairwells, space devoted to mechanical equipment, and enclosed porches. (*Wood River, Ill.*)

The sum of the areas of the several floors of a building, including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this [local law], or any such floor space intended and designed for accessory heating and ventilating equipment. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts. (*Hot Springs, Ark.*)

Commentary: The definition of gross floor area is a critical element of calculating floor area ratio (FAR) and, as noted in some definitions in this section, for calculating parking and shared parking requirements. Most ordinances define floor area as the gross floor area of the entire building measured between the exterior walls, with specified exceptions. Usually, measurement of the gross floor area includes stairwells and elevator shafts. Ordinances differ, however, in their treatment of basements, porches, attics, exterior balconies, penthouses, and parking structures. The definition might also take into account the problem of measuring the floor area of hotels and office buildings with large atriums.

■ **floor area, gross leasable** The total floor area designed for tenant occupancy and exclusive use, including basements,

mezzanines, and upper floors, if any; expressed in square feet and measured from the centerline of joint partitions and from outside wall faces. (*Thurston County, Wash.*)

■ **floor area, ground** The sum of the horizontal areas of the ground floor of a building measured from the exterior face of exterior walls, but not including open porches, decks, terraces, garages, or exterior stairways. (*Huntington, Ind.*)

The lot area covered by a building or buildings measured from the exterior faces of exterior walls but excluding decks and terraces and detached garages which do not exceed 12 feet in height. (*Jordan, Minn.*)

■ **floor area, livable** (See also **livable space**) The heated floor area of a building, above finished grade, measured from the outside dimensions of the exterior walls used for dwelling purposes, and excluding all nondwelling areas such as attic, storage, carport, and garage. (*Prescott Valley, Ariz.*)

Finished living space in a dwelling unit but not including a cellar or garage. (*Jordan, Minn.*)

■ **floor area, minimum** That area computed for the floors in the dwelling above the lot grade line. The second floor in each case qualifying for living quarters shall have access thereto by a permanent built-in stairway. "Minimum net floor area for living quarters" excludes rooms for garage purposes, outside vestibules, and open or closed porches or verandas. "Living quarters" means that portion of the building that is constructed with ceilings and walls finished on the inside in accordance with the building code. (*Columbus, Ohio*)

■ **floor area, mixed-use** The sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings but not including: (1) attic or basement storage space; (2) mechanical utility equipment areas; (3) stairs. (*Dewey Beach, Del.*)

■ **floor area, net** The horizontal area of a floor or several floors of a building

or structure; excluding those areas not directly devoted to the principal or accessory use of the building or structure, such as storage areas or stairwells, measured from the exterior faces of exterior or interior walls. (*Roswell, N. Mex.*)

The gross floor area exclusive of vents, shafts, courts, elevators, stairways, exterior walls, and similar facilities. (*North Liberty, Iowa*)

The usable or net square footage of floor area, exclusive of areas such as but not limited to building maintenance areas, storage areas, closets, or restrooms. (*Burien, Wash.*)

For the purpose of determining required parking spaces, the net floor area is total floor area within the perimeter of the inside walls of the building deducting for interior walls, hallways, stairs, closets, storage, and similar features including other areas such as those for the preparation of food and drink, restrooms, and waiting rooms. (*Merrimack, N.H.*)

■ **floor area, nonresidential** The sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings but not including: (1) attic or basement storage space; (2) mechanical utility equipment areas; (3) stairs. (*Dewey Beach, Del.*)

■ **floor area premium** Additional floor area allowed as a bonus in certain zoning districts. (*Milwaukee, Wisc.*)

■ **floor area ratio (FAR)** The total floor area of all buildings or structures on a zoning lot divided by the area of said lot. (*St. Paul, Minn.*)

The ratio of gross building floor area to the net lot area of the building site. (*Scottsdale, Ariz.*)

The ratio of gross floor area of all structures on a lot to total lot area. (*Blacksburg, Va.*)

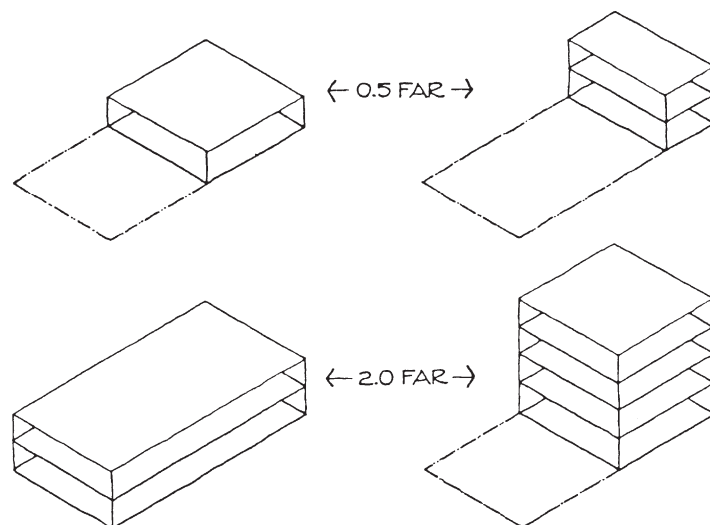
The floor area of a building or buildings on a lot divided by the lot area. (*Tulsa, Okla.*)

The gross floor area of the building or buildings on the zoning lot divided by the area of such zoning lot, or in the case of a planned development, by the net site area. (*Wood River, Ill.*)

The relationship of the floor area to the lot area computed by dividing the floor area by the lot area. (*Clarkdale, Ariz.*)

The numerical value obtained by dividing the gross floor area of a building by the area of the lot on which the building is constructed. (*North Liberty, Iowa*)

Commentary: The floor area ratio (FAR) was developed as a more refined and adaptable measure of intensity than building coverage. It expresses in one measure, instead of sev-



FLOOR AREA RATIO

floor area ratio

eral, the mathematical relation between volume of building and unit of land. FAR, however, cannot replace more traditional bulk controls entirely. Often it is not a sufficient height control nor does it regulate the placement of the building on the site.

■ **floor area ratio, ground** The numerical value obtained through dividing the gross ground floor area of a building by the net area of the lot or parcel of land on which such building is located. (*Jordan, Minn.*)

■ **floor area, residential** The interior floor area of a dwelling, including stairways, halls, and closets but not including basements, porches, garages, breezeways, or carports. (*Archbold, Ohio*)

■ **floor area, unused gross** The amount of gross floor area remaining after the total gross floor area of all buildings and structures existing on the lot is deducted from the permitted gross floor area of the lot. (*Philadelphia, Pa.*)

■ **floor area, usable** That area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers and all that area devoted to employee workspace. Such floor area which is used or intended to be used principally for the storage of merchandise, hallways, elevator or stair bulkheads or for utilities or sanitary facilities shall be excluded from this computation of "usable floor area." Measurement of usable floor area shall be the horizontal areas of the several floors of the building, measured from the exterior faces to the exterior walls. (*St. Paul, Minn.*)

For the purposes of computing parking, that area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers. Floor area which is used or intended to be used principally for the storage or processing of merchandise, for hallways, or for utilities or sanitary facilities shall be excluded from the computation of usable floor area. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building measured from the interior faces of the exterior walls. (*Rockford, Mich.*)

All occupied areas within a building except for: all rooms with ceilings less than six feet, eight inches at their lowest point, toilet rooms, furnace and mechanical rooms, identified exit corridors, exit stairs, permanent fixtures, and janitor's or other small closets. (*Menasha, Wisc.*)

■ **floor, ground** The first floor of a building other than a cellar or basement. (*Ramsay, Mich.*)

■ **floor, lowest** The lowest floor of the lowest enclosed area in a building including a basement. (*Sandy, Ore.*)

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor. (*Golden, Colo.*)

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance. (*Concord, N.C.*)

■ **floor plan** A graphic representation of the anticipated utilization of the floor area within a building or structure but not necessarily as detailed as construction plans. (*Jordan, Minn.*)

■ **floor space** That enclosed area within a residence which is customarily used for living area and not including basement, attic, or garage area. (*Waukesha, Wisc.*)

■ **florist** (See also *retail sales establishment, specialty*) Retail business whose principal activity is the selling of plants which are not grown on the site and conducting business within an enclosed building. (*St. Paul, Minn.*)

■ **food cooperative** (See also *grocery store*) A nonprofit enterprise that is collectively owned and operated and is engaged in the purchase and distribution of food and produce among its members

with no profit motive. The purchase of the food shall be by prior order and distribution shall occur within the same day of the arrival of the food at the residential property. The food cooperative shall be conducted solely within properties developed with single-family detached residences and shall be incidental to the primary use as a residence. Commercial vehicles are permitted for deliveries; however, this activity shall not be so intense as to destroy the character and integrity of the residential neighborhood. (*Thousand Oaks, Calif.*)

■ **food processing** The preparation, processing, or canning and packaging of food products. Examples of activities included are bakeries and dairies. (*Archbold, Ohio*)

■ **food processing establishment** (See also *manufacturing definitions*) Manufacturing establishments producing or processing foods for human consumption and certain related products. Includes: (1) bakery products, sugar and confectionery products (except facilities that produce goods only for on-site sales with no wider distribution); (2) dairy products processing; (3) fats and oil products (not including rendering plants); (4) fruit and vegetable canning, preserving, and related processing; (5) grain mill products and by-products; (6) meat, poultry, and seafood canning, curing, and byproduct processing (not including facilities that also slaughter animals); and (7) miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants. (*Rancho Mirage, Calif.*)

■ **foot candle** (See also *candlepower; lumen*) A measure of illumination on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot. (*Champaign, Ill.*)

A unit of measurement referring to illumination incident to a single point. One foot-candle is equal to one lumen uniformly distributed over an area of one square foot. (*Loveland, Colo.*)

A unit of illumination produced on a surface, all points of which are one foot from

a uniform point source of one candle. (Troy, Ohio)

A unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot. (*San Juan Capistrano, Calif.*)

■ **footprint** (See **building footprint**)

■ **forecast growth** Current estimate of population and employment growth for [the county], prepared by the [regional authority] based on defined assumptions and generally accepted scientific methods. (*Renton, Wash.*)

■ **forest** A tract or tracts of contiguous trees or tree stands. (*Growing Smart Legislative Guidebook*)

In a critical area, a biological community dominated by trees and other woody plants covering a land area of one acre or more. This also includes forests that have been cut but not cleared. In other areas, a biological community dominated by trees and other woody plants covering a land area of 10,000 square feet or greater. Forest includes: (a) areas that have at least 100 trees per acre with at least 50 percent of those trees having a two-inch or greater diameter at 4.5 feet above the ground and larger; and (b) forest areas that have been cut but not cleared. (*Cecil County, Md.*)

■ **forest, contiguous** A forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to a site. (*Maryland Department of Natural Resources*)

■ **forest delineation** A qualitative and quantitative study that determines the boundaries of a forest resource through an analysis of its characteristics and supporting ecosystem, including topographical and groundwater considerations. (*Wayne County, Ohio*)

■ **forest industry** (See also **timber harvesting**) The cutting and storing of forest products, the operation of portable sawmills and planers, the production of maple syrup and sugar. (*Marinette County, Wisc.*)

Any commercial activity relating to the growing and harvesting of forest tree species. (*Deschutes County, Ore.*)

The use of land for the raising and harvesting of timber, pulp woods, and other forestry products for commercial purposes, including the temporary operation of a sawmill and/or chipper to process the timber cut from that parcel or contiguous parcels. Excluded from this definition shall be the cutting of timber associated with land development approved by the [jurisdiction], which shall be considered accessory to the development of the property. (*Blacksburg, Va.*)

■ **forest management** The application of business methods and forestry principles to the operation of a forest property for the purpose of maintaining forest resources and producing a continuous supply of forest products. Forest management practices include but are not limited to site preparation, planting, harvesting, road construction, insect and disease control, inventory, and fire protection. (*Shasta Lake, Calif.*)

Timber cruising and other forest resources evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and construction, creation, or maintenance of roads. (*Gorham, Maine*)

Activities conducted on or directly pertaining to forest land relating to the growing, managing, harvesting, and interim storage of merchantable timber for commercial value. (*Yakima County, Wash.*)

Any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including but not limited to: (a) Road and trail construction; (b) Harvesting, final and intermediate; (c) Precommercial thinning; (d) Reforestation; (e) Fertilization; (f) Prevention and suppression of diseases and insects; (g) Salvage of trees; and (h) Brush control. Forest practice shall not include forest management activities. [I]ncludes preparatory work such as tree marking, surveying, and road flagging. (*Thurston County, Wash.*)

Any operation conducted on or pertaining to commercial forestlands, including

but not limited to: (A) reforestation of forestland; (B) road construction and maintenance; (C) harvesting of forest tree species; (D) application of chemicals; and (E) disposal of slash. (*Deschutes County, Ore.*)

■ **forest products** (See also **timber**) Products obtained from stands of forest trees which have been either naturally or artificially established. (*Marinette County, Wisc.*)

■ **forest use** Production of trees and the processing of forest products; open space; buffers from noise and visual separation of conflicting uses; watershed protection and wildlife and fisheries habitat; soil protection from wind and water; maintenance of clean air and water; outdoor recreational activity and related support services and wilderness values compatible with these uses; and grazing for livestock. (*Deschutes County, Ore.*)

■ **forester** (See **arborist**)

■ **forestland** Land on which the land use of forestry occurs. (*Growing Smart Legislative Guidebook*)

Land that is a part of a forest unit that is actively engaged in the commercial growing of trees under a sound management program. Forestland includes wasteland that is a part of the forest unit, but the wasteland included in the unit shall be appraised under the use-value schedules as wasteland. (*Concord, N.C.*)

Land primarily devoted to forest management activities. (*Yakima County, Wash.*)

The designation of forest lands shall be according to the United States Forest Service Manual *Field Instructions for Integrated Forest Survey and Timber Management Inventories: Oregon, Washington, and California, 1974* and shall include: (a) Land composed of existing forested land suitable for commercial forest uses; (b) other forested lands needed for watershed protection, wildlife and fisheries habitat, and recreation; (c) land on which extreme conditions of climate, soil, and topography require the maintenance of vegetative cover; and (d) other forested land in urban and agricultural areas which provides an urban buffer, wind break, wildlife and fisheries habitat, livestock habitat, scenic

corridor, or recreational use. (*Multnomah County, Ore.*)

■ **forestland, commercial** Land which is used for the growing and harvesting of forest tree species. (*Sedona, Ariz.*)

Lands which are suitable for commercial forest uses including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water and fish, and wildlife resources. (*Deschutes County, Ore.*)

■ **forestry** The growing or harvesting of forest tree species trees used for commercial or related purposes. (*Growing Smart Legislative Guidebook*)

Generally, a profession embracing the science, business, and art of creating, conserving, and managing forests and forest lands for the continuing use of both commodity and noncommodity benefits. (*Maryland Department of Natural Resources*)

The management of forest and timberlands when practiced in accordance with sound forest management practices . . . through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes, which does not involve any existing, proposed, or future land development. (*Willistown Township, Pa.*)

■ **forestry, sustained yield** Management of forested lands to provide annual or periodic crops of forest products. (*Waukesha, Wisc.*)

■ **form-based zoning** (See also *contextual zoning; flexible zoning*) Allows market demand to determine the mix of uses within the constraints of building type set b the community. The community establishes zones of building type and allows building owners to determine the uses. The look and layout of a street is carefully controlled to reflect neighborhood scale, parking standards, and pedestrian accessibility, but building owners and occupants are allowed maximum flexibility to determine how the buildings will be used. (*United States Environmental Protection Agency*)

■ **formula business** (See also *big-box retail establishment; restaurant, fast-*

food) A business that is required by contractual or other arrangement to maintain any of the following: standardized services, décor, uniforms, architecture, signs, or other similar features. This shall include but not be limited to retail sales and service, visitor accommodations, and wholesale and industrial operations. (*Warner, N.H.*)

A business which is required by contractual or other arrangement to maintain any of the following: standardized services, décor, uniforms, architecture, signs or other similar features. This shall include but not be limited to retail sales and service, visitor accommodations, wholesale and industrial operations. (*Calistoga, California*)

■ **formula restaurant** (See also *restaurant, fast-food*) A restaurant devoted to the preparation and offering of food and beverage for sale to the public for consumption either on or off the premises and which is required by contractual or other arrangement to offer any of the following: standardized menus, ingredients, food preparation, décor, uniforms, architecture, or similar standardized features. (*Warner, N.H.*)

A restaurant devoted to the preparation and offering for sale of food and beverages to the public for consumption either on or off the premises and which is required by contractual or other arrangements to offer any of the following: standardized menus, ingredients, food preparation, decor, uniforms, or similar standardized features. (*Solvang, Calif.*)

A restaurant regulated by contractual or other arrangement to offer standardized menus, ingredients, food preparation, interior or exterior design and/or uniforms; and serves its food in disposable containers. (*Winslow, Wash.*)

■ **formula retail** (See also *big-box retail establishment*) A type of retail sales activity or retail sales establishment (other than a "formula fast food restaurant") which is required by contractual or other arrangement to maintain any of the following: standardized ("formula") array of services and/or merchandise, trademark, logo, service mark, symbol, decor, archi-

itecture, layout, uniform, or similar standardized feature. (*Coronado, Calif.*)

■ **fortune-telling business** (See also *psychic*) A use involving the foretelling of the future in exchange for financial or other valuable consideration. Fortune telling shall be limited to uses where the fortune is told through astrology, augury, card or tea reading, cartomancy, clairvoyance, clairsaudience, crystal gazing, divination, magic mediumship, necromancy, palmistry, psychometry, phrenology, prophecy, spiritual reading or any similar means. Fortune telling does not include forecasting based on historical trends or patterns, religious dogma, or any of the previously listed arts when presented in an assembly of people who purchase tickets or means in exchange for the presentation at a site licensed for such purpose. (*Salinas, Calif.*)

Establishments providing advice, predictions, or interpretations of planetary effects, on or about future events or human affairs. (*Miami, Fla.*)

A business primarily engaged in providing personal services including but not limited to the practice of reading a person's character or future by studying the conformation of the physical structure of the body, a person's birth date, stars, planets, or by similar means. (*Livermore, Calif.*)

Involves the offering of opinions or interpretations of a person's personal characteristic history and present characteristics by that person shuffling a deck of common playing cards at the direction of a card reader and then drawing cards from that deck at the direction of the card reader. Thereafter, based on the relative position or positions of the various cards, after certain cards are drawn as aforesated, and after matching or comparing same against that person's birth date, certain conclusions or opinions may be drawn by the card reader concerning the person's personal characteristic history and present characteristics. Afterwards and if the person so desires, the card reader may offer to that person to the best of the card reader's ability, opinions in relation to what may or may not have been shown by the position of the

cards after drawn as aforesated and matched against that person's birth date as aforesated. Card reading is not a form of fortune telling. By engaging in card reading, the person doing the card reading as aforesated does not hold himself or herself out to be what is commonly referred to as an astrologer. (*Normal, Ill.*)

■ **foster care facility, adult** (See **group home**)

■ **foster care facility, adult family home** (See also **group home**) Residence for six or fewer adults. Licensee must live in the home, and local zoning approval is not required prior to issuance of a license. (*Beverly Hills, Calif.*)

A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for five or more days a week and for two or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence. (*Rockford, Mich.*)

■ **foster home** A dwelling used in whole or in part as living quarters for a household including one or more minor children, placed by a licensed child placement agency, who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of five children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two or younger. If no children are under two years, the maximum number of children residing in the home is six. (*Tulsa, Okla.*)

The primary domicile of a foster parent which is for four or fewer foster children and which is licensed. (*Cudahy, Wisc.*)

A facility for child care in a place of residence of a household for the purpose of providing family care or training for children who are not related to the head of such home, and provided that such home is licensed or otherwise approved by [the state] for such purpose. (*Golden, Colo.*)

Any facility operated by a person required to be licensed by the state for the care and maintenance of five to eight foster children. (*Cudahy, Wisc.*)

■ **foundation** A structural system for transferring loads from a structure to the earth. (*Fort Wayne, Ind.*)

The supporting substructure of a building or other structure, including but not limited to basements, slabs, sills, posts, or frost walls. (*Limington, Maine*)

A closed perimeter formation consisting of materials such as concrete or concrete block which extends into the ground below the frost line. (*Wood Ridge, Ill.*)

The supporting member of a wall or structure. (*Huntington, Ind.*)

■ **foundation, permanent** (1) A full, poured concrete or masonry foundation; (2) a poured concrete frost wall or a mortared masonry frost wall, with or without a concrete floor; (3) a floating slab for which the municipality may require an engineer's certification if it is to be placed on soil with high frost susceptibility; and (4) any foundation which, pursuant to the building code of the municipality, is permitted for other types of single-family dwellings. (*Limington, Maine*)

■ **foundation system** An assembly of materials constructed below or partially below grade, not intended to be removed from its installation site, which is designed to support the structure and engineered to resist the imposition of external natural forces. (*San Jose, Calif.*)

■ **four-plex** (See **quad home**)

■ **fraternal organization** (See also **club; membership organization**) A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements. (*Schaumburg, Ill.*)

■ **fraternity** (See also **sorority**) A club or social activity officially associated with and recognized and supervised by an institution for higher education whose membership is limited exclusively to students of the said institution. (*Williamstown, Ky.*)

A local or national organization of college or university students, including a sorority, organized for the purpose of sharing social, cultural, scholarly, or religious in-

terests, where involvement requires regular meetings and formal written membership requirements. (*Waukesha, Wisc.*)

■ **fraternity house** (See also **group residential facility; sorority house**) A house occupied by a college or university fraternity containing sleeping rooms, bathrooms, common rooms, and a central kitchen and dining area maintained exclusively for members of the fraternity and their guests or visitors. (*Waukesha, Wisc.*)

A building where organized male students are provided meals or lodging. (*Charleston, Ill.*)

A building used as group living quarters for students of a college, university, or seminary, who are members of a fraternity that has been officially recognized by the college, university, or seminary. (*St. Paul, Minn.*)

■ **freeboard** (See also **flood elevation**) That area between the top of the bank and the designed storm level of a waterway channel which allows for water surface turbulence and the passage of stormwater flow, debris, and obstructions. (*Santa Rosa, Calif.*)

An increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, unknown localized conditions, wave actions, and unpredictable effects such as may be caused by ice or debris jams. (*Glen Ellyn, Ill.*)

A margin of safety added to the base flood elevation to account for waves, debris, miscalculations, or lack of data. (*Dewey Beach, Del.*)

A flood protection elevation requirement designed as a safety factor which is usually expressed in terms of a certain amount of feet above a calculated flood level. Freeboard compensates for the effects of any factors that contribute to flood heights greater than those calculated. These factors include but are not limited to ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of urbanization on the hydrology of the watershed, loss of flood storage areas due to development, and aggradation of a river or stream bed. (*Cudahy, Wisc.*)

■ **freeway** (See also *highway; expressway*) A multilane highway for continuous traffic flow with all crossroads separated in grade and with full control of access. (*Solon, Ohio*)

A divided highway with 150-foot-wide minimum right-of-way and classified as "controlled access"; a high-speed road with grade-separated interchanges. (*Las Vegas, Nev.*)

A divided multilane highway for through traffic with all crossroads separated in grades and with full control of access. (*Grant County, Ky.*)

A divided highway of four lanes or more that provides the highest service in terms of mobility for through traffic on a regional level, is designed with no access to abutting properties, and has no at-grade interchanges. (*Anne Arundel County, Md.*)

■ **freight** Goods, merchandise, substances, materials, and commodities of any kind that may be transported or transferred from one place to another by air, rail, or motor-carrier. (*El Paso, Tex.*)

■ **freight container** (See also *cargo, containerized; semitrailer*) A standardized, reusable shipping vessel used in the transportation of freight and capable of being mounted and moved on a rail car, or mounted on a chassis or bogie for movement by truck trailer or loaded on a ship. (*Minneapolis, Minn.*)

■ **freight terminal** (See *railroad freight terminal*)

■ **freight transportation service** (See also *mail services*) Establishments primarily engaged in undertaking the transportation of goods and people for compensation, and which may in turn make use of other transportation establishments in effecting delivery. This definition includes parking lots for overnight truck storage, and such establishments as commercial distribution services, freight forwarding services, and freight agencies. (*Moorpark, Calif.*)

■ **front exposure plane** (See *sky exposure plane*)

■ **frontage** (See *building frontage; lot frontage*)

■ **frontage road** (See *street, frontage road*)

■ **frontage width** (See *lot frontage*)

■ **frost wall** A masonry foundation wall extending below the ground surface, supported by footings located below the frost-line to protect structures from frost heaves. (*Limington, Maine*)

■ **fumes** (See also *odorous matter; nuisance*) A vaporous, odorous, noxious, or corrosive exhalation. (*Albuquerque, N. Mex.*)

■ **functional plan** A plan for a specific element of the general plan, such as highways, schools, hospitals, or fire and rescue stations. (*Prince George's County, Md.*)

■ **funeral chapel** A building used primarily for human funeral services, provided that such building shall not contain facilities for (a) embalming; (b) performance of autopsies or other similar surgical procedures; (c) cremation; or (d) storage of funeral caskets and funeral urns, except those on display on the premises; and (e) that funeral vehicles shall not be stored on the premises except in a garage or other accessory building with no direct public street frontage; and (f) that the garage or other accessory building shall not be used for other purposes. (*Thurston, Wash.*)

■ **funeral escort vehicle** (See also *motorcade*) Any motor vehicle, including a funeral hearse, while used to facilitate the movement of a funeral procession. (*Norton, Ohio*)

■ **funeral home** (See also *mortuary*) A building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; (d) the storage of funeral vehicles; and (e) facilities for cremation. . . . [W]here a funeral home is permitted, a funeral chapel shall also be permitted. (*Thurston, Wash.*)

Establishment engaged in undertaking services such as preparing the dead for

burial, and arranging and managing funerals. Typical uses include funeral homes or mortuaries. (*Blacksburg, Va.*)

A building used for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation. A funeral home, as defined for purposes of this code, includes a funeral chapel. (*Gorham, Maine*)

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■ gallery (See *art gallery*)

■ **gambling** (See also *game; lottery*) To deal, operate, carry on, conduct, maintain, or expose for play any game, sports book, parimutuel, or any other form of wagering. (*Reno, Nev.*)

■ **gambling casino** A building or structure, other than a hotel, that is located within one of the districts specified . . . this code and any part of which is used or intended to be used for the purpose of dealing, operating, maintaining, or conducting any game, as defined in . . . this code, except a slot machine, as defined in . . . this code. (*Las Vegas, Nev.*)

The operation or conducting of any games played with cards, roulette wheels, dice, craps, slot machines, video lottery terminals, mechanical, electro-mechanical, or electronic amusement devices or machine for money, property, checks, credit, or any representative of value including, without limiting the generality of the foregoing, baccarat, faro, monte, poker, keno, black jack, bingo, fan-tan, twenty-one, seven-and-a-half, big injun, klondike, chuck-a-luck, wheel of fortune, chemin de fer, pai gow, beat the banker, and panguingui and similar games of chance for the return of money, cash, or prizes, or anything that could be redeemed for money, cash, or prizes. This definition does not apply to games of chance operated by charitable organizations licensed under [state law]. (*Newport, R.I.*)

A building in which one or more gaming tables, wagering devices or machines, or other games of chance are present and available for persons to wager money or something of value on an uncertain outcome, with an unassured prospect of winning money or other stakes, prizes, or something of value, including by way of illustration, but not limitation: bingo, keno, raffles, video poker, roulette, parimutuels, blackjack and other card games; excluding those gambling or gaming establishments whose location and/

or right to operate is preempted by state law. (*Shreveport, La.*)

A commercial facility where patrons wager money on the outcome of a game, including but not limited to a card game or a slot machine. (*Milwaukee, Wisc.*)

■ **gambling casino hotel** A part of a hotel that is used or intended to be used for gaming activities for which a nonrestricted gaming license is required. . . . (*Las Vegas, Nev.*)

■ **gambling device** Any clock, tape machine, slot machine, or other machine or device for the reception of money or other thing of value on chance or skill or upon the action of which money or other thing of value is staked, hazarded, bet, won, or lost; or any mechanism, furniture, fixture, equipment or other device designed primarily for use in a gambling place. It does not include: (1) A coin-in-the-slot-operated mechanical device played for amusement that rewards the player with the right to replay such mechanical device. . . . (2) Vending machines by which full and adequate return is made for the money invested and in which there is no element of chance or hazard. (*State of Illinois*)

■ **gambling excursion** The time during which gambling games may be operated on an excursion gambling boat or floating facility whether docked or during a cruise. (*Cape Girardeau, Mo.*)

■ **gambling, riverboat** A boat, ferry, barge, or similar structure licensed by the [state commission] on which gambling games are allowed. (*Cape Girardeau, Mo.*)

■ **gambling, video lottery terminal** Gambling by the use of any electronic computerized video game machine that, upon the insertion of cash, is available to play a video game authorized by the lottery commission, and which uses a video display and microprocessor in which, by chance, the player may receive free games or credits that can be redeemed for cash. This definition shall include any game or device that is commonly known as a video game of chance or a video gaming machine or that is commonly known as or considered to be a video gambling machine, except a video device autho-

rized by the lottery commission to permit the sale of tickets by retailers in a game authorized [by state law] if all of the following apply: (1) The device does not determine whether the player has won a prize; (2) The device does not indicate whether the player has won a prize other than by verifying that the player's ticket or some or all of the player's symbols or numbers on the player's ticket have been selected in a chance drawing, or by verifying that the player's ticket has been randomly selected by a central system computer at the time of purchase; (3) Any game that is similar to a game listed in subdivisions (1) and (2) above. (*Newport, R.I.*)

■ **game** Any banking or percentage game played with cards, dice, or any mechanical, electromechanical, or electronic device or machine for money, property, checks, credit, or any representative of value. . . . [This] does not include games played in private homes or residences for prizes or games operated by charitable or educational organizations that have been approved by the [state]. (*Reno, Nev.*)

■ **game arcade** (See *arcade, amusement*)

■ **game breeding and shooting preserve** (See also *hunting club*) An area licensed by the [state] that must meet certain requirements for area and operating purposes, and which is granted special hunting privileges. (*McHenry County, Ill.*)

■ **gaming** (See *gambling*)

■ **garage** A building or structure, or part thereof, used or designed to be used for the parking and storage of vehicles. (*Fairbanks North Star Borough, Alaska*)



garage

■ **garage apartment** (See also *accessory dwelling unit*) A structure above a private garage in which provision is made

for one dwelling unit. . . . (*Virginia Beach, Va.*)

A part of a garage consisting of a room or rooms intended, designed or used as a residence by an individual or a single family. (*Lake Lure, N.C.*)

■ **garage, customer and employee parking** A detached accessory building or portion of a principal building intended to be used for the parking and storage of motor vehicles operated by the customers, visitors, and employees of the premises on which the garage is located. (*Schaumburg, Ill.*)

■ **garage, detached** A detached structure not to exceed 500 square feet and one story, which is accessory to a single detached dwelling unit and to which there is legal vehicular access from a public right-of-way, designed for the storage of motor vehicles or boats of the residents of the single detached dwelling unit. (*Burien, Wash.*)

■ **garage, joint** A building on its own lot which serves two or more residences on separate lots and is used jointly for the storage of not more than six private automobiles belonging to the owners or tenants of the said residences. (*Tuscaloosa, Ala.*)

■ **garage, private** (See also *accessory structure*) A detached accessory or portion of a main building housing the automobiles of the occupants of the premises, but not commercial vehicles. (*Boone County, Mo.*)

Any accessory building or portion of a main building designed or used for the storage of not more than three motor-driven vehicles, provided that no private garage may be used or rented for the storage of commercial trucks having a capacity in excess of one ton. (*Scottsdale, Ariz.*)

A building or space used as an accessory to or a part of a main building permitted in any residential district, and providing for the storage of one or more motor vehicles and in which no business, occupation, or service for profit is in any way conducted. (*Jacksonville, N.C.*)

Any building or portion of a building accessory to and located upon the same lot

as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located which is used for keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on. (*Maynard, Mass.*)

A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers, or one truck of a rated capacity of not more than 1.5 tons. (*Mora, Minn.*)

A detached accessory building or portion of a principal building used or occupied for the parking or temporary storage of household goods, automobiles, travel trailers or boats of the occupants of the premises and wherein: (1) not more than one space is rented for parking to persons not resident on the premises; and (2) no more than one commercial vehicle per dwelling unit is parked or stored. (*Glen Ellyn, Ill.*)

■ **garage, public** A garage, other than a private or storage garage, which is used for the short-term parking of vehicles. (*Jefferson County, Mo.*)

A structure, or portion thereof, other than a private garage, used for the parking and storage of motor vehicles. (*Santa Rosa, Calif.*)

A structure of building, other than a private garage or repair garage, used primarily for the parking and storage of vehicles which is available to the general public. (*Clarkdale, Ariz.*)

A principal building or accessory building other than a private garage, used or occupied for parking or temporary storage of vehicles and in which no other service shall be provided for remuneration. (*Glen Ellyn, Ill.*)

■ **garage sale** (See also *rummage sale*) The sale or offering for sale to the general public of over five items of personal property on any portion of a lot in a residential zoning district, whether within or outside any building. Sales of programs and food and beverage items at school athletic events shall not be

deemed to constitute garage sales. (*Columbia, Mo.*)

The sale of miscellaneous used items commonly associated with residential use. Garage sales shall not be for the sale of primarily a single commodity. A garage sale shall be limited to a period of no more than three consecutive days. The term "garage sale" includes "sidewalk sale," "yard sale," "basement sale," and "estate sale." (*Glen Ellyn, Ill.*)

Any sale entitled "garage sale," "lawn sale," "attic sale," "rummage sale," or any similar casual sale of tangible personal property which is advertised by any means whereby the public at large can be made aware of such sale. Garage sales shall be limited to the sale of tangible personal property that was obtained by the person making the sale, through purchase or otherwise, for his or her own use. More than six days of sales within a 12-month period is considered by the [state] as engaging in a retail business, which is prohibited in residential districts by this zoning code. (*Troy, Ohio*)

All general sales, open to the public, conducted from or on residential premises in any residential zone, as defined in the zoning code, for the purpose of disposing of personal property, including but not limited to all sales entitled "garage," "lawn," "yard," "attic," "porch," "room," "backyard," "patio," "flea market," or "rummage" sale. The sale of personal property that is conducted on premises within a residential district upon which is located a dwelling. (*Archbold, Ohio*)

■ **garage, side-load** A private garage where the overhead doors are perpendicular to the front lot line and generally not visible from a public way. (*Glen Ellyn, Ill.*)

■ **garage, storage** (See *motor vehicle storage garage*)

■ **garbage** (See also *litter; rubbish*) Rejected or waste household food, offal, and swill composed of vegetable and animal substances. It shall be taken to mean and include all table and kitchen refuse of every kind and description; also decaying vegetables and meats, or anything that will, or may, decompose and become

offensive or dangerous to health. (*Gurnee, Ill.*)

The animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food. (*Ames, Iowa; Charleston, Ill.*)

Any human-made or human-used waste which, if deposited within the city other than in a garbage receptacle, does create or tends to create a danger to public health, safety, and welfare or to impair the environment of the people of the city. "Garbage" includes by illustration only any litter, trash, refuse, confetti, debris, rubbish, excrement, urine, offal composed of animal matter or vegetable matter or both, or any noxious or offensive matter including but not limited to grass clippings, leaves, cut weeds, newspaper, magazine, glass, metal, plastic or paper container, or compound, hide, feathers, brick, cinderblock, concrete, sand, gravel, stone, glass or other used construction materials, motor vehicles or parts thereof, furniture, appliances such as refrigerators, freezers, ranges, stoves, washers, and dryers, carcass of a dead animal, ashes, cigarettes, cigars, and food or food products. (*Golden, Colo.*)

■ **garden** (See also *community garden; home produce; horticultural land*) A parcel used for the growing of vegetables, flowers, etc. used for human consumption but not for commercial sale. (*Stevens Point, Wisc.*)

A tract of land devoted to outdoor cultivation of flowers, fruits, or small plants, and unenclosed by any structure other than a fence. (*Westlake, Ohio*)

■ **garden apartment** (See also *dwelling definitions*) An apartment building located on a lot, either singly or together with other similar apartment buildings, generally having a low density of population and having substantial landscaped open space adjacent to the dwelling units. (*North Kansas City, Mo.*)

A group of detached or attached apartment houses not more than two stories in height containing dwelling units, with each unit having its own cooking facilities. For the purpose of front yard, setback, side yard, and rear yard, such "garden apartments"

may be treated as a single unit, provided that site plans showing the location of structures, paving facilities, drainage facilities, screening, and fencing are approved by the town board. (*Islip, N.Y.*)

An apartment building containing four or more apartments with no portion of the building below the first story or above the second story used for dwelling purposes. (*Mashpee, Mass.*)

■ **garden center** (See also *nursery*) A place of business where retail and wholesale products and produce are sold to the consumer. These centers, which may include a nursery and/or greenhouses, import most of the items sold, and may include plants, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils. (*Lake County, Ill.*)

■ **gas distribution pipeline** (See also *petroleum distribution facility*) Mains, services, equipment, and appurtenant facilities which carry or control the supply of gas from the point of local supply to and including the sales meter. (*Boulder County, Colo.*)

Transportation facilities for the conveyance of: crude petroleum; refined petroleum products such as gasoline and fuel oils; natural gas; mixed, manufactured, or liquified petroleum gas; or the pipeline transmission of other commodities. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. (*Truckee, Calif.*)

■ **gas and oil operation** (See also *petroleum refining*) Any structure, facility, or activity which is constructed on or disturbs land in association with oil or gas drilling, production, or waste treatment and disposal, including but not necessarily limited to wells, tanks or tank batteries, pits, access roads for ingress and egress, and pipelines. (*Boulder County, Colo.*)

The drilling, extraction, and transportation of subterranean fossil gas and petroleum, and necessary attendant uses and structures, but excluding refining, processing, or manufacturing thereof. (*Moorpark, Calif.*)

■ **gas and oil site** That area surrounding a gas and oil operation. (*Boulder County, Colo.*)

■ **gas regulator station** An assemblage of equipment which reduces, regulates, and meters natural gas pressure in the transmission line, holder, main, pressure vessel, or the compressor station piping. This may include auxiliary equipment such as valves, control instruments, or control lines as well as piping. (*Boulder County, Colo.*)

■ **gas station** (See also *automobile service station; oil change facility*) Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquified flammable gas, or flammable gas into the fuel tanks of motor vehicles. (*Hartford, Conn.*)

That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment may offer for sale at retail other convenience items as a clearly secondary activity and may also include a freestanding automatic car wash. (*North Liberty, Iowa*)

Any building, structure, or area of land used for the retail sale of automobile fuels, oils, and accessories, where repair service, if any, is incidental, where no more than two abandoned vehicles or other motor vehicles shall be stored on the premises. May include the sale of propane or kerosene as accessory uses. (*Cecil County, Md.*)

■ **gas station, cardlock fueling facility** An automated vehicle fuel sales facility without an attendant. (*Truckee, Calif.*)

■ **gas station, full-service** A facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aides, and minor automobile accessories. In addition, such a facility must provide minor vehicle servicing, minor repairs, and maintenance, and may provide engine rebuilding but not reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, or overall painting of automobiles. (*Londonderry, N.H.*)

■ **gas station, limited-service** A facility limited to retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aides, and minor automobile accessories. In addition, such a facility may provide minor vehicle servicing, minor repairs, and maintenance, including engine rebuilding but not reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, or overall painting of automobiles. (*Londonderry, N.H.*)

■ **gas station minimart** (See also *convenience store*) A facility associated with the sale of gasoline products that also offers for sale prepackaged food items and tangible consumer goods, primarily for self-service by the consumer. Hot beverages, fountain-type beverages, and pastries may be included in the food items offered for sale, but food items that are prepared or individually proportioned on the premises shall be prohibited. (*Wheeling, Ill.*)



gas station minimart

A place where gasoline, motor oil, lubricants, or other minor accessories are retailed directly to the public on the premises in combination with the retailing of items typically found in a convenience market or supermarket. (*St. Paul, Minn.*)

■ **gas tank sales** Bulk storage tanks of flammable and combustible liquids, compressed gases or liquefied petroleum gas (LP gas) for business use, retail sale, wholesale, or wholesale distributing. (*Mishawaka, Ind.*)

■ **gas transmission pipeline** Pipelines and appurtenant facilities installed for the purpose of transmitting gas from a source to a distributing center, to a large volume

customer, or to interconnect sources of supply. (*Boulder County, Colo.*)

Any pipeline or system of pipelines and all necessary appurtenances to the pipeline or system used to transport inert, nontoxic, nonflammable gas for industrial purposes to industrial users who pay for the service, but does not include any pipeline or system of pipelines that transports gas for power, light, or fuel. (*State of Arizona*)

■ **gate** A movable frame or solid structure which swings, slides, or rolls controlling ingress and egress through an opening in a fence, wall, or vegetation. (*Woodside, Calif.*)

■ **gate, open** (See also *fence definitions*) A gate constructed of such materials as wood, wrought iron, extruded metal, or other materials where no more than 20 percent of the surface area of the face of the gate when in a closed position obstructs a view through the gate from a



open gate

position perpendicular to the gate. (*Woodside, Calif.*)

■ **gate, solid** (See also *fence definitions*) A gate constructed entirely of solid opaque material or such material as wood, wrought iron, extruded metal, or other materials where more than 20 percent of the surface area of the face of the gate when in a closed position obstructs a view through the gate from a position perpendicular to the gate. (*Woodside, Calif.*)

■ **gated community** Residential areas that restrict access to normally public spaces. These are subdivisions of

usually high-end houses located mostly in suburbs, but some more recently in inner-city areas. The type of gates can range from elaborate guard houses to similar electronic arms. Residents may enter by electronic cards, identification stickers, codes, or remote control devices. Visitors must stop to be verified for entry. (*American Planning Association*)



gated community

A residential neighborhood where accessibility is controlled by means of a gate, guard, barrier or other similar improvement within or across a privately maintained right-of-way. (*Apple Valley, Calif.*)



solid gate

■ **gateway** An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination. (*American Planning Association*)



gateway

An arrival point followed by a zone that marks the transition between the arrival point and the objective destination. (*Rochester, N.Y., Gateway Study*)

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the city or a particular part of the city. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or a natural feature. (*Scottsdale, Ariz.*)

■ **gateway entry feature** (See also *sign, entry feature*) A landscape feature and/or built decorative features located at the entrance to a development. (*Wayne County, Ohio*)

■ **gateway route** A street or parkway . . . which is a heavily traveled entrance to and through the city. These routes link major employment areas, shopping centers, and recreational areas used regularly by a large number of residents and visitors and present a visual impression of [the city's] character. (*Tucson, Ariz.*)

■ **gazebo** (See also *accessory structure*) An accessory building consisting of a detached, covered, freestanding, open-air structure not exceeding 300 square feet. Such gazebo shall be of masonry construction with tile roof, and shall meet setback and ground area coverage as set forth elsewhere in this code. (*Coral Gables, Fla.*)

A freestanding structure (similar to a detached open patio cover), with a pitched roof design, having a maximum height of 15 feet, and a maximum area of 600 square feet, and shall be designed for recreational use only and not for habitation. (*Thousand Oaks, Calif.*)



gazebo

An accessory structure no larger than 150 square feet which may be covered by a roof and enclosed with screening intended to be used for outdoor living activities. (*Waukesha, Wisc.*)

■ **general plan** (See also *comprehensive plan; master plan*) A comprehensive declaration of goals, policies, and programs for the development of the city and including, where applicable, diagrams, maps, and text setting forth objectives, principles, standards, and other features, and which has been adopted by the city council. (*Imperial Beach, Calif.*)

The adopted general plan of the city, including any specific plans, as the same exists as of the effective date of the ordinance codified in this title and may from time to time be amended. (*Santa Rosa, Calif.*)

■ **general store** (See also *retail sales establishment*) A single store, the



general store

ground floor area of which is 4,000 square feet or less and which offers for sale primarily, most of the following articles: bread, milk, cheese, canned and bottled foods and drinks, tobacco products, candy, papers and magazines, and general hardware articles. Gasoline may also be offered for sale but only as a secondary activity of a county general store. (*Goochland County, Va.*)

■ **gentrification** The rehabilitation and resettlement of low- and moderate-income urban neighborhoods by middle- and high-income professionals. (*American Planning Association*)

■ **geographic information system (GIS)** A method of storing geographic information on computers. Geographic information can be obtained from a variety of sources, including topographical maps, soil maps, aerial and satellite photographs, and remote sensing technology. (*American Farmland Trust*)

A computer based system for generating maps comprised of different informational elements such as the location of groundwater recharge areas with the location of industrial sites. (*Washtenaw County, Mich.*)

A collection of computerized information organized by some geographic identifier such as property lines, subdivisions, insurance zones, and stored in a database. (*Scottsdale, Ariz.*)

A computer system that stores and links non-graphic attributes or geographically referenced data with graphic map features to allow a wide range of information processing and display operations, as well as map production, analysis, and modeling. (*Bloomington, Ind.*)

A computer system used to visualize, query, analyze, and map information that is spatial in nature. (*Adams County, Pa.*)

■ **geologic deposition** Any rock, soil, gravel, sand, or other material deposited naturally or by man into a waterbody, watercourse, floodplain, or wetland. (*Maple Grove, Minn.*)

■ **geologic hazard** (See also *natural disaster*) A geologic condition which may pose a significant threat to persons or property. (*Boulder County, Colo.*)

■ **geologic review** The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation. (*California Planning Roundtable*)

■ **geologically hazardous areas** (See also *hazard-prone area; seismic hazard area*) Areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting development due to public health and safety concerns. These areas include but are not limited to erosion haz-

ard areas, landslide hazard areas, and seismic hazard areas. (*Burien, Wash.*)

Unstable or potentially unstable slopes, faulting, landslides, rockfalls, flood, wildfire, or similar naturally occurring dangerous features or soil conditions or natural features unfavorable to development. (*Loveland, Colo.*)

■ **geothermal resource** (See also **power plant, geothermal**) Any groundwater, steam, or other fluid 250 degrees Fahrenheit or greater which is used for its thermal characteristics. (*Deschutes County, Ore.*)

■ **gift shop** (See also **variety store**) Retail stores where items such as art, antiques, jewelry books, and notions are sold. (*Cudahy, Wisc.; Waukesha, Wisc.*)

■ **glare** (See also **nuisance**) The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility. (*Siskiyou County, Calif.*)

(1) The reflection of harsh, bright light; and (2) the physical effect resulting from high luminances or insufficiently shielded light sources in the field of view. (*Federal Way, Wash.*)

The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility; blinding light. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted. (*Sedona, Ariz.*)

Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see and in extreme cases to cause momentary blindness. (*Mishawaka, Ind.*)

■ **golf cart** A motor vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes. (*State of Florida*)

■ **golf course** A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens,

fairways, and hazards. A golf course includes a clubhouse and shelters as accessory uses. (*Maryland Heights, Mo.*)

An area or course for playing golf, consisting of at least nine holes, except miniature golf, within which the playing area is not artificially illuminated. (*Pine Bluff, Ark.*)

A lot or portion of a lot used for the playing of golf and shall include pitch-and-putt courses but shall not include driving ranges, miniature golf courses, or other similar commercial enterprises. (*Thousand Oaks, Calif.*)

A facility other than a miniature golf course for the playing of golf at which there may be a clubhouse including rest rooms and locker rooms. A golf course may provide additional services customarily furnished such as swimming, outdoor recreation, and related retail sales that may include a restaurant and cocktail lounge if approved as a part of the required use permit. (*Scottsdale, Ariz.*)

At least nine separate holes consisting of a separate tee, fairway, and green for each of the nine holes, and requiring the use of standard golf clubs in addition to a putter. The minimum length of a golf course shall be 2,000 yards total, measuring from the front of each tee to the middle of each green. (*Sioux City, Iowa.*)

A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, driving range, and shelters as accessory uses. (*Morgantown, W. Va.*)

A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities but excluding miniature golf. (*Palm Beach County, Fla.*)

■ **golf course, accessory use** A facility or improvement that is incidental to the operation of the golf course and is either necessary for the operation and maintenance of the golf course or that provides goods or services customarily provided to golfers at a golf course. An accessory use or activity does not serve the needs



golf course

of the non-golfing public. Accessory uses to a golf course may include: Parking; maintenance buildings; cart storage and repair; practice range or driving range; clubhouse; restrooms; lockers and showers; food and beverage service; pro shop; a practice or beginners course as part of an 18 hole or larger golf course. (*Deschutes County, Ore.*)

■ **golf course, miniature** A theme-oriented recreational facility, typically comprised of nine or 18 putting greens, each with a "cup" or "hole," where patrons in groups of one to four pay a fee to move in consecutive order from the first hole to the last. (*American Planning Association*)

A novelty version of golf played with a putter and a golf ball on a miniature course, typically with artificial playing surfaces, and including obstacles such as bridges and tunnels. (*Wyalusing Township, Pa.*)

■ **golf driving range** (See **driving range**)

■ **golf training center** A facility other than a miniature golf course or commercial driving range providing primarily both indoor and outdoor professional instruction in all phases of golf learning skills. Accessory uses may be allowed if approved as part of the required use permit. (*Scottsdale, Ariz.*)

■ **government, consolidated** A governmental unit that comprises two or more legal entities that have joined together to form a common government; for

example, a consolidated city-county government. The combined governmental units may or may not occupy the same territory. (*United States Census Bureau*)

■ **governmental agency** The United States or any department, commission, agency, or other instrumentality thereof; this state or any department, commission, agency, or other instrumentality thereof; any local government, or any department or commission, agency, or other instrumentality thereof, any school board or other special district, authority, or governmental entity. (*Temple Terrace, Fla.*)

Any agency, political subdivision or unit of local government of this state, or private utility regulated by the [state], including but not limited to municipal corporations, special purpose districts and local service districts, private regulated utilities, any agency of the [state], the United States or any state thereof, or any Indian tribe recognized as such by the federal government. (*Burien, Wash.*)

■ **governmental agency training facility** An establishment for training state and local law enforcement, fire safety, national guard, or transit personnel and accessory facilities including but not limited to: (1) dining and overnight accommodations; (2) classrooms; (3) indoor shooting ranges; (4) auto test tracks; and (5) fire suppression simulations. (*Burien, Wash.*)

■ **governmental facility** (See also **community facility; public building**) A building or structure owned, operated, or occupied by governmental agency to

provide a governmental service to the public. (*Maryland Heights, Mo.*)

Services and facilities operated by any level of government. (*Burien, Wash.*)

■ **governmental service agency** A government service facility providing direct services to the public wherein large aggregations of people are probable, especially those such as employment offices, public assistance offices, motor vehicle registration and licensing services, and similar activities commonly accustomed to having sizeable assemblages of people queueing, tarrying, biding, or waiting for service, whether pedestrian or vehicular. (*National City, Calif.*)

■ **governmental unit** (See also **local government unit**) A geographic entity established by legal action and for the purpose of implementing administrative or governmental functions. Most governmental units have officially recognized boundaries. All area and population of the United States are part of one or more legal units, such as American Indian reservations, states, counties, county subdivisions, and incorporated places. A governmental unit that has elected or appointed officials, raises revenues, and performs governmental activities (such as enactment of laws, provision of services, and entering into contracts). (*United States Census Bureau*)

■ **grade** The average level of the finished surface of the ground adjacent to the exterior walls of the building. (*Boone County, Mo.*)

The elevation established for the purpose of regulating the number of stories and the height of buildings. Grade shall be the mean level of the finished surface of the ground adjacent to the exterior walls of the buildings. (*St. Paul, Minn.*)

The lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five feet distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than five feet distant from said wall. In case walls are parallel to and within five feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley, or public way. (*Scottsdale, Ariz.*)

The average of the finished ground level at the midpoint of each wall of a building. In case walls are parallel to and within five feet of a public sidewalk, said ground level shall be measured at the sidewalk. (*Wood River, Ill.*)

The average level of the finished surface of the ground adjacent to the exterior walls of those buildings more than five feet from a street line. For buildings closer than five feet to a street line, the grade is the sidewalk elevation at the center of the building. If there is more than one street, an average sidewalk elevation is to be used. If there is no sidewalk, the city shall establish the grade. (*North Liberty, Iowa*)

The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line, or, when the property line is more than five feet from the building, between the building and a line five feet from the building. (*Beaverton, Ore.*)

Commentary: Grade is an essential part of height regulations since building height is usually measured from the established grade to the appropriate roof line. Most ordinances define grade as the average finished ground level of the land around the buildings. The Scottsdale, Arizona, definition takes a different approach.

■ **grade, adjacent ground elevation** The lowest part of elevation of the fin-



governmental facility

ished surface of the ground surface, paving, or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building. (*Rapid City, S.Dak.*)

■ **grade, approved** The elevation of the ground, or any paving or sidewalk built upon it, which has been established on the basis of an engineered grading and drainage plan for the property that has been reviewed and approved by the city for the property. When no engineered grading and drainage plan is on file with the city, an established historic grade may be accepted in lieu of the engineered plan, based on general information available, including, when appropriate, a site inspection of the property by the city before the fence, hedge, or wall is constructed. In making a determination regarding historic grade, the city may, when deemed necessary, require submission of current surveyed elevations of the property and other nearby properties; or may require that an engineered grading and drainage plan be submitted by the owner or occupant of the property. (*Loveland, Colo.*)

■ **grade, average existing** The average grade calculated from the grade elevations at the four points where an imaginary line parallel to the front and rear yard setback lines and touching the proposed structure intersects the required side yard setback lines. (*Glen Ellyn, Ill.*)

The average finished ground elevation at the center of all walls of a building established for the purpose of regulating the number of stories and the height of buildings. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building or structure being measured. (*Rockford, Mich.*)

The elevation determined by computing the mathematical average of the elevations of the highest and lowest points on the boundaries of the area for which average grade is being determined. (*Rancho*

Mirage, Calif.)

■ **grade, average finished** The average between the highest and lowest elevation of the ground abutting the street walls of a structure, existing, or as shown on the construction plans. (*Pittsburgh, Pa.*)

The average of finished ground levels at the center of all walls of the building unless otherwise specified. (*Sandy, Ore.*)

The finished average ground elevation along the perimeter of the building. (*Robbinsdale, Minn.*)

■ **grade, established** The elevation of the centerline of the streets as officially established by the city authorities. (*Rapid City, S.Dak.*)

The elevation of the finished street at the centerline or curb as fixed by the city engineer or by such authority as shall be authorized by law to determine such an elevation. (*Brookfield, Wisc.*)

The curb line grade established by the city. (*Sandy, Ore.*)

The elevation of a street grade in front of a property. (*Mishawaka, Ind.*)

■ **grade, existing** The vertical elevation of the ground surface prior to excavating or filling. (*Renton, Wash.*)

The surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project regulated by this ordinance. (*Imperial Beach, Calif.*)

The grade prior to grading. (*Beaverton, Ore.; Sedona, Ariz.*)

The existing grade or elevation of the ground surface that exists or existed prior to man-made alterations, such as grading, grubbing, filling, or excavating. (*Maui County, Hawaii*)

The surface of the ground prior to grading for development. (*Oakland, Calif.*)

The elevation of the ground surface in its natural state, before man-made alterations. (*Bondurant, Iowa*)

■ **grade, finished** The final grade of the site that conforms to the approved plan. (*Renton, Wash.*)

The completed surfaces of lawns, walks, and roads brought to grades as shown on official plans or designs relating thereto. (*Rapid City, S.Dak.*)

The final elevation of the ground surface after man-made alterations, such as grading, grubbing, filling, or excavating, have been made on the ground surface. (*Maui County, Hawaii*)

The final elevation of the land surface of a site after completion of development. (*Truckee, Calif.*)

The finished surface of ground abutting a building or other structure. (*San Juan Capistrano, Calif.*)

■ **grade, highest adjacent** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. (*Washington, Ark.*)

The highest natural elevation of the ground surface adjacent to the proposed walls of a structure. (*Temple Terrace, Fla.*)

The highest natural elevation of the ground surface prior to construction next to the proposed wall of a structure (*Golden, Colo.*)

■ **grade, percentage of** The rise or fall of a slope in feet and tenths of a foot for each 100 feet of horizontal distance. (*Grand Forks, N.Dak.*)

On street center line, means the distance vertically from the horizontal in feet and tenths of a foot for each 100 feet of horizontal distance. (*Buffalo, Minn.*)

On street center line, the distance vertically from the horizontal in feet and tenths of a foot for each 100 feet of horizontal distance. (*White Bear Lake, Minn.*)

■ **grade plane, average** A reference plane representing the average of finished ground level adjoining the structure or building at all exterior surfaces. (*Trenton Township, Ohio*)

■ **grade, rough** The stage at which the grade approximately conforms to the approved plan. (*Renton, Wash.*)

The preliminary grading of the site which generally conforms to the approved plan. (*Sedona, Ariz.*)

The stage at which the grade approximately conforms to the approved plan. (*Beaverton, Ore.*)

■ **grade separation** The physical development of structures or intersections that separate motor vehicles from motor vehicles; motor vehicles, pedestrians, and bicyclists from trains; motor vehicles from pedestrians and bicycles, as well as pedestrians from bicycles. (*Tempe, Ariz.*)

■ **grade, street** The top of the curb, or the top of the edge of the pavement or traveled way where no curb exists. (*Newport Beach, Calif.*)

■ **graded, as** The surface conditions extant on completion of grading. (*Sedona, Ariz.*)

■ **gradient** The difference in elevation between defined reference points divided by the horizontal distance between these points. (*Oakland, Calif.*)

The rate of vertical change of a ground surface expressed as a percentage figure and determined by dividing the vertical distance by the horizontal distance. (*National City, Calif.*)

■ **grading** (See also *excavation; filling*) An excavating or filling or combination thereof. (A) Regular grading: Any grading that involves 5,000 cubic yards or less of material. (B) Engineered grading: Any grading that involves more than 5,000 cubic yards of material. (*Renton, Wash.*)

The act of excavation or filling or combination thereof or any leveling to a smooth horizontal or sloping surface on a property, but not including normal cultivation associated with an agricultural operation. (*Island County, Wash.*)

Any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades. (*Clarkdale, Ariz.; Bondurant, Iowa*)

Any excavation, filling, removing the duff layer or any combination thereof. (*Burien, Wash.*)

■ **grading, engineered** Grading greater than 1,000 cubic yards for single-family residentially zoned parcels, or grading greater than 250 cubic yards for

multifamily and commercial zoned parcels, which shall be performed in accordance with an approved grading plan prepared by a civil engineer. (*Sedona, Ariz.*)

■ **grading permit** A permit required for the dredging, filling, excavation, paving or drilling operations on a lot or parcel of land. (*Sedona, Ariz.*)

■ **grading, regular** Grading less than 1,000 cubic yards for single-family residentially zoned parcels, or grading less than 250 cubic yards for multi-family and commercial zoned parcels. (*Sedona, Ariz.*)

■ **graffiti** Any inscription, word, figure, marking, or design that is marked, etched, scratched, drawn, or painted on any building, structure, fixture, or other improvement, whether permanent or temporary, including by way of example only and without limitation, fencing surrounding construction sites, whether public or private, without the consent of the owner of the property or the owner's authorized agent, and which is visible from the public right-of-way. (*San Francisco, Calif.*)

Any writing, printing, marks, signs, symbols, figures, designs, inscriptions, or other drawings that are scratched, scrawled, painted, drawn, or otherwise placed on any exterior surface of a building, wall, fence, sidewalk, curb, or other permanent structure on public or private property and which have the effect of defacing the property. (*Rochester, Minn.*)

Unauthorized marking on a structure. (*North Liberty, Iowa; Sedona, Ariz.*)

Unauthorized inscribing, spraying of paint, or making of symbols using chalk, dye, ink, paint, spray paint or similar materials on public or private places, structures, or other surfaces. (*Truckee, Calif.*)

■ **grand opening** The introduction, promotion, or announcement of a new business, store, shopping center, or office, or the announcement or introduction or promotion of an established business changing ownership or location. (*Scottsdale, Ariz.*)

A promotional activity not exceeding 30 calendar days used by newly established businesses, within two months after initial occupancy, to inform the public of their location and services available to the community. "Grand opening" does not mean an annual or occasional promotion of retail sales by a business. (*Truckee, Calif.*)

■ **grandfathered** Describes the status accorded certain properties, uses, and activities that are legally existing prior to the date of adoption of the zoning ordinance or provisions of the zoning ordinance. (*Cecil County, Md.*)

■ **granny flat** (See *accessory apartment*)

■ **grasscrete** (See *paver blocks*)

■ **gravel pit** (See *quarry*)

■ **grazing** (See also *livestock*) The act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed. (*Lake Elsinore, Calif.*)

The feeding of livestock or horses where more than 50 percent of the feed is produced on the immediate parcel and available to the animals as in-place vegetation to sustain life. (*Boulder County, Colo.*)

■ **grazing area** (See also *pasture*) Any open land area used to pasture livestock in which suitable forage is maintained over 80 percent of the area at all times of the year. (*Burien, Wash.*)

■ **green** (See also *open space definitions; park, hybrid*) An open space available for unstructured recreation, its landscaping consisting of grassy areas and trees. (*Austin, Tex.*)

■ **green building** (See also *energy-saving device; sustainable; sustainable development*) Structures that incorporate the principles of sustainable design—design in which the impact of a building on the environment will be minimal over the lifetime of that building. Green buildings incorporate principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good in-

door air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and reuse. (*United States Environmental Protection Agency*)

■ **greenbelt** (See also *greenway*; *park*; *hybrid*; *open space* definitions) A series of connected open spaces that may follow natural features such as ravines, creeks, or streams. (*Austin, Tex.*)

An area where measures such as fuel management, land-use planning, and development standards are applied to mitigate fire, flood, and erosion hazard. More traditionally, an irrigated landscaped buffer zone between development and woodlands, usually put to additional uses (e.g., golf course, park, etc.). (*Washoe County, Nev.*)

An area designated in the land use element of the comprehensive plan intended for open space, recreation, very-low-density residential uses, agriculture, geographic relief between land uses, or other low-intensity uses. (*Renton, Wash.*)

A strip of land of definite width and location reserved for the planting of shrubs, trees, or grasses to serve as an obscuring screen or buffer strip in carrying out the requirements of this ordinance. (*Rockford, Mich.*)

A strip of land of definite width and location upon which existing vegetation is preserved or an area is reserved for the planting of living plant materials to serve as an obscuring screen or buffer strip in carrying out the requirements of this code. (*Traverse City, Mich.*)

An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area. (*Bondurant, Iowa*)

■ **greenfield** (See also *brownfield*) Farmland and open areas where there has been no prior industrial or commercial activity, and therefore where the threat of contamination is much lower than in urbanized areas. (*American Planning Association*)

■ **greenfield development** Development on undeveloped parcels not surrounded by existing development, or on large parcels surrounding partially developed areas or undeveloped areas. (*Concord, N.C.*)

■ **greenhouse** (See also *nursery*) Retail business whose principal activity is the selling of plants grown on the site and having outside storage, growing, or display. (*St. Paul, Minn.*)

A building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants. (*Escondido, Calif.*)

An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are grown both in open and enclosed buildings. (*Unalaska, Alaska*)

A building used for the growing of plants, all or part of which are sold at retail or wholesale. (*Carmel, Ind.*)

■ **greenhouse, industrial** Wholesale business whose principal activity is the growing and selling of plants within an enclosed building. (*St. Paul, Minn.*)

■ **greenway** (See also *greenbelt*; *open space* definitions; *park* definitions) A linear park, alternative transportation route, or open space conservation area approved by the [local commission] that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway plan adopted by the commission. (*Nashville and Davidson County, Tenn.*)

■ **greyfield** Older, economically obsolete development. The term is commonly applied to malls that are past their prime and are experiencing declining levels of occupancy. (*Saratoga Springs, New York*)

■ **greywater** (See also *wastewater*, *domestic*) Wastewater obtained from domestic sinks and tubs, but excluding that part of the plumbing waste stream that includes human wastes. (*Volusia County, Fla.*)

■ **grocery store** (See also *general store*; *supermarket*) Stores where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than convenience stores. (*Truckee, Calif.*)

A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies at least 5,000 square feet but not more than 25,000 square feet of gross floor area. (*Loveland, Colo.*)

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods. (*Traverse City, Mich.*)

Any premises wherein any of the following are exposed, offered for sale, or sold by retail: fresh fruits; fresh vegetables; bakery, meat, poultry, or fish products; frozen foods; along with processed and prepackaged food which has been processed and prepared by reputable and qualified firms. (*Yellowknife, Northwest Territories, Canada*)

■ **gross area** (See *area*, *gross*)

■ **gross floor area** (See *floor area*, *gross*)

■ **gross leasable area** (See *area*, *gross leasable*)

■ **gross living area** (See also *floor area*, *gross*) The square footage of all floor areas which include finished space that is heated, excluding heated garages and outbuildings which do not include living quarters. (*Jaffrey, N.H.*)

■ **ground, bare** Ground surface without landscaping. (*Rancho Mirage, Calif.*)

■ **ground cover** (See also *vegetative cover*) Any evergreen or broadleaf evergreen plant that does not attain a mature height of more than one foot. Such plants shall be characterized by a growth habit in which the plant spreads across the ground to connect with other similar plants forming a continuous vegetative cover on the ground. Sod and seed shall also be considered as qualifying groundcover. (*Peoria, Ill.*)

Small plants, such as salal, ivy, ferns, mosses, grasses, or other types of vegetation, that normally cover the ground and includes trees of less than six inches caliper. (*Renton, Wash.*)

Grasses, other plant materials, or inorganic materials grown or placed to keep soil from being blown or washed away. (*Clarkdale, Ariz.*)

Living plants designed to grow low to the ground (generally one foot or less) and intended to stabilize soils and protect against erosion. (*Burien, Wash.*)

■ **ground cover management** The mowing or cutting of ground cover in order to create an orderly appearing property so long as such activities do not disturb the root structures on the plants. Ground cover management shall include the removal of vegetative debris from the property. (*Renton, Wash.*)

■ **ground cover, nonvegetative** Rocks and small stones, cinders, granite, bark, and natural red earth, not including pavement and concrete. (*Sedona, Ariz.*)

■ **ground floor** The first floor of a building other than a cellar or basement. (*Morgantown, W.Va.*)

The first floor or floor level of any building or structure above or on the same plane as the surface of the sidewalk. There shall be excluded from this definition basements or cellars the floors of which are below the plane of the surface of the sidewalk. (*New Orleans, La.*)

A level of building the floor of which is located not more than 2 feet below nor 6 feet above finished grade. (*Palm Beach County, Fla.*)

■ **ground floor frontage** (See also *building frontage*) The portion of a structure that occupies the first 20 feet of any floor that is within 10 feet above or below curb level. Ground floor frontage shall be measured from the outer structure wall which is at or within five feet of curb level in a line generally parallel to and 20 feet from any building face which fronts a public street. (*Los Angeles, Calif.*)

■ **ground level** Any horizontal area of a property which is at or below the aver-

age of the highest and lowest elevations of the adjoining sidewalk area, or not more than 20 feet above the average elevation; convenient for public access, and connected to the sidewalk by adequate stairs or ramps where necessary to assure such convenient public access. (*Pittsburgh, Pa.*)

■ **ground subsidence** (See also *disturbed area*) A process characterized by the downward displacement of surface material caused by phenomena such as removal of underground fluids, natural consolidation, or dissolution of underground minerals, or by man-made phenomena such as underground mining. (*Concord, N.C.*)

■ **groundwater** (See also *aquifer definitions; water table*) Water that occurs beneath the land surface, also called subsurface water or subterranean water. Groundwater includes water in the zone of saturation of a water-bearing formation. (*Yakima County, Wash.*)

Water found underground that completely fills the open spaces between particles of sand, gravel, clay, silt, and consolidated rock fractures. The zone of materials filled with groundwater is called the "zone of saturation." (*Newport, R.I.*)

The supply of freshwater under the surface in an aquifer or soil that forms a natural reservoir. (*Champaign, Ill.*)

Subsurface water within and below the zone of continuous saturation. (*Concord, N.C.*)

■ **groundwater quality** The quality of subterranean waters in terms of their chemical, physical, biological, and radiological characteristics as related to possible domestic water use. (*San Juan Capistrano, Calif.*)

■ **groundwater recharge** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage. (*California Planning Roundtable*)

The inflow of water into a project, site aquifer, drainage basin, or facility. (*Temple Terrace, Fla.*)

■ **groundwater recharge area** (See also *watershed*) A catchment basin or watershed underlain by layers of alternating permeable and impermeable strata such that excess rainfall not lost by evapotranspiration or runoff is retained and stored in subterranean porous layers of soil. [Components of such a system could include ponds, wetland swales, bay forests, dunes, and marsh.] (*Nags Head, N.C.*)

Land or water areas through which groundwater is replenished. (*Temple Terrace, Fla.*)

■ **groundwater recharge point** Any cave, sinkhole, fault, fracture, joint, or other specific natural feature which may be demonstrated to transmit or has the potential to transmit surface water into the subsurface strata. (*Huntsville, Ala.*)

■ **group assembly** A company of persons gathered together for any purpose for a period of two or more hours. (*Cudahy, Wisc.*)

A space, room, or structure designed or used for occupancy by 20 or more persons who are gathered for a noncommercial purpose. Clubs, lodges, halls, and churches are places of public assembly. (*Hot Springs, Ark.*)

Buildings or indoor facilities for the purpose of but not necessarily limited to banquet halls, auditoria, private clubs and lodges, conference centers, and theaters, including [a] kitchen for the preparation of food to be consumed at the premises. (*Concord, N.C.*)

■ **group home** (See also *halfway house; substance abuse treatment facility, inpatient*) One main building, or portion thereof, on one zoning lot that is licensed by the commissioner of health as a rooming and/or boarding house and receives 50 percent or more of its residents under a contract or other arrangement with the state or local government human services agency. Provides lodging for people who are mentally ill or chemically dependent. (*St. Paul, Minn.*)

A residential building housing not more than eight service-dependent or developmentally disabled people living with professional staff who function as surrogate

parents. The group home houses individuals who are undergoing treatment or rehabilitation and constitutes a single housekeeping unit in which residents share responsibilities, meals, and recreation. (*Glen Ellyn, Ill.*)

A residential facility that provides room and board, personal care, habilitation services, and supervision in a family setting for at least nine but not more than 16 mentally retarded or developmentally disabled persons. (*Troy, Ohio*)

Any institution, place, building, or agency providing for a period exceeding 24 consecutive hours accommodation, board, personal assistance, and other essential daily living activities to three or more individuals, not related to the administrator or owner thereof within the third degree of consanguinity, who by reason of illness, disease, or physical or mental infirmity are unable to sufficiently or properly care for themselves but who do not require the services of a registered or licensed practical nurse except on an emergency basis. (*North Liberty, Iowa*)

A community-based home which is licensed as a residential care facility or as a child foster care facility under [state law] to provide services including but not limited to room and board, personal assistance, training, treatment, and supervision in a family environment exclusively for not more than eight developmentally disabled persons and any necessary support personnel. However, a new family home shall not be located within one-fourth of a mile from another family home. (*North Liberty, Iowa*)

A residential structure that is licensed to provide room, board, and supervised care, but not continuous nursing care, for unrelated adults over the age of 17. (*Beverly Hills, Calif.*)

A facility having as its principal function the receiving of adults for foster care, and licensed by the state under [state law]. An adult foster care facility includes facilities and foster care family homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an on-going

basis, but who do not require continuous nursing care. (*Rockford, Mich.*)

An establishment qualified for a license by [the state] which provides resident services to individuals of whom one or more are unrelated. The individuals are handicapped, aged, or disabled, are undergoing rehabilitation or extended care, and are provided services to meet their needs. This category includes group homes for all ages, halfway houses, and foster homes, but excludes family care homes. (*Lake Lure, N.C.*)

Any home in which eight or fewer mentally or physically handicapped persons reside, and may include two additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home. (*St. Paul, Minn.*)

Commentary: *The Federal Fair Housing Amendments Act of 1988 prohibits zoning practices that discriminate against or unnecessarily restrict community-based housing for people with developmental disabilities. Any community drafting or adapting a definition needs to consult the Act for its provisions. You may also want to consult PAS Report No. 397, Siting Group Homes for Developmentally Disabled Persons, by Martin Jaffe and Thomas P. Smith.*

■ **group residential facility** The use of a site for occupancy by groups of people not defined as a family, on a weekly or longer basis. Typical uses include fraternity or sorority houses, dormitories, residence halls, boarding/lodging houses, convents, and monasteries. (*Pittsburgh, Pa.*)

A residential facility for a group of individuals (who are not mentally ill or developmentally disabled) having full- or part-time supervisory staff providing care, education, and participation in community activities, living in a district authorizing residential uses. A retirement facility shall not be included under this definition. (*Fort Wayne, Ind.*)

■ **group residential, general** A group residential use with a capacity of 12 or more persons. (*Pittsburgh, Pa.*)

■ **group residential, limited** A group residential use with a capacity up to 11 persons. (*Pittsburgh, Pa.*)

■ **grove** (See also *orchard; trees, stand of*) A stand of three or more trees of the same species or mix, which form a visual and biological unit. (*Sandy, Ore.*)

A stand of three or more trees of the same or mixed species. (*Beaverton, Ore.*)

■ **growth management** (See also *smart growth; sprawl*) The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs. (*California Planning Roundtable*)

The use by a community of a wide range of techniques in combination to permit it to determine its own amount, type, and rate of growth, and channel it into designated areas. (*Handbook for Planning Commissioners in Missouri*)

■ **growth projection** (See *forecast growth*)

■ **guardgate** (See also *gated community*) A manually, mechanically, or electrically controlled gate device built as a free standing structure or in conjunction with a guardhouse in compliance with all the terms granted in a special use permit, and located on a private road as shown on the site plan approved with the special use permit, for the purpose of regulating and monitoring pedestrian and/or vehicular traffic into a subdivision or neighborhood and promoting security within the subdivision or neighborhood. (*Paradise Valley, Ariz.*)

■ **guardhouse** (See also *gated community; observation booth; watchman's dwelling*) A building built in compliance with all building codes of the [jurisdiction] and all the terms granted in a special use permit and located on a private road or on private property adjacent to a private road as shown on the site plan

approved with the special use permit, for the purpose of manually or electronically regulating and monitoring pedestrian and/or vehicular traffic into a subdivision or neighborhood and promoting security within the subdivision or neighborhood; provided, however, a guardhouse shall not be designed or used for sleeping or living purposes. (*Paradise Valley, Ariz.*)

■ **guest** (See also **boarder**; **roomer**) Any person other than the family occupying or hiring a room for living or sleeping purposes. (*Maui County, Hawaii*)

Any person hiring or occupying a room for living or sleeping purposes. (*Imperial Beach, Calif.*)

Any person who rents a room for sleeping purposes. (*San Jose, Calif.*)

Any person, other than a member of a resident family, who occupies quarters for sleeping purposes and who is not required to pay rental of any kind for such occupancy. (*Woodside, Calif.*)

■ **guest house** (See also **accessory dwelling**; **accessory structure**) An attached or detached building that provides living quarters for guests and (a) contains no kitchen or cooking facility; (b) is clearly subordinate and incidental to the principal residence on the same building site; and (c) is not rented or leased, whether compensation be direct or indirect. (*Shasta Lake, Calif.*)

An attached or detached accessory building used to house guests of the occupants of the principal building, and which is never rented or offered for rent. (*Scottsdale, Ariz.*)

An accessory structure with no kitchen or cooking facilities. (*Livermore, Calif.*)

An accessory building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities. (*Hawaii County, Hawaii*)

A building which is designed or used to accommodate a maximum of 10 guests, where guest rooms are provided for a fixed period of at least 30 consecutive calendar days, in exchange for an agreed payment of a fixed amount of money or other compensation based on the period of occupancy. (*San Jose, Calif.*)

■ **guest house with cooking facilities** (See also **accessory dwelling**; **accessory structure**) An attached or detached accessory building equipped to operate major appliances requiring 220 volts electric for the purposes of housing guests of the occupants of the principal building, and which is never rented or offered for rent. (*Scottsdale, Ariz.*)

■ **guest, permanent** A person who occupies or has the right to occupy a residence or dwelling accommodation for a period of 30 days or more. (*North Kansas City, Mo.*)

A person who occupies or has the right to occupy a hotel or motel or apartment hotel accommodation as his domicile and place of permanent residence. (*Stevens Point, Wisc.*)

■ **guest ranch** (See **dude ranch**)

■ **guest room** A sleeping room intended to serve no more than two transient guests per night. (*Peoria, Ill.*)

Any room in a dormitory or boarding or lodging house used for and maintained to provide sleeping accommodations for not more than two persons. (*Valdez, Alaska*)

Any room or rooms used or intended to be used by a guest for sleeping purposes. Every 100 square feet of superficial floor area in a dormitory shall be considered to be a guest room. (*North Liberty, Iowa*)

A room occupied by one or more guests for compensation and in which no provision is made for cooking but does not include rooms in a dormitory for sleeping purposes primarily. (*Robbinsdale, Minn.*)

One or more rooms intended as one occupancy overnight (or longer) by other than a member of the family. If such contains cooking facilities, it is deemed a dwelling unit. (*Prescott Valley, Ariz.*)

■ **gun club** (See also **hunting club**; **shooting gallery**) Any building or premises where there are facilities of any sort for the firing of handguns, rifles, or other firearms. (*Moorpark, Calif.*)

Any organization whether operated for profit or not, and whether public or private, which caters to or allows the use of firearms. (*Muskegon, Mich.*)

■ **gun shop** (See also **firearms sales establishment**) Any premises or portion thereof used for the sale, vending, dealing, exchange, or transfer, within a 12-month period, of two or more handguns as defined in [city ordinance] or short-barreled handguns as defined in [city ordinance]. (*Madison, Wisc.*)

■ **gutter** A shallow channel, usually set along a curb or the pavement edge of a road or the edge of a building roof, for purposes of catching and carrying off water. (*Concord, N.C.*)

■ **gym** (See **health club**)

■ **gym, children's** A gymnasium in which programs or activities are offered which are specifically intended for participation by persons under 18 years of age. As used herein, "gymnasium" means a building used for physical exercise or for indoor sports such as basketball, volleyball, and gymnastics. (*Sacramento, Calif.*)

h

■ **habitable floor** Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination thereof, except for a floor used only for storage purposes. (*Richland, Wash.*)

A floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination of the above. A floor used only for storage or parking is not a habitable floor. (*Sandy, Ore.*)

■ **habitable room** (See also **boarding unit**) A room designed and used for living, sleeping, eating, or cooking, or combinations thereof. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility spaces, basement recreation rooms, and similar areas are not considered habitable rooms. (*Miami, Fla.*)

Any room for sleeping or living purposes, excluding such enclosed places as closets, bath or toilet rooms, connecting corridors, unfinished attics, foyers, storage spaces, utility rooms, spaces used exclusively for cooking or eating, and similar spaces. (*Palm Desert, Calif.*)

Any room meeting the requirements of the [state code] for sleeping, living, cooking, or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, hallways, laundries, storage spaces, utility rooms, and similar spaces. (*Concord, N.C.*)

A room occupied or designed to be occupied by one or more persons for living, sleeping, eating, or cooking, including kitchens serving a dwelling unit, but not including bathrooms, toilet compartments, laundries, pantries, cellars, attics for storage, and other similarly approved spaces that are not used frequently or for extended periods. (*Champaign, Ill.*)

■ **habitable space** (See also **livable space**) Space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet com-

partments, closets, halls, storage or utility space, and similar areas are not considered habitable space. (*North Liberty, Iowa*)

Those areas within the exterior walls of a dwelling which have headroom of not less than seven feet measured vertically upward from the top of the finished floor, but excluding basement areas and excluding areas in any accessory structure attached to any dwelling. (*Mashpee, Mass.*)

■ **habitable structure** Any building or structure used, or intended for use, on a day-to-day basis by people for residential purposes, or for purposes of conducting a commercial or industrial business, or for purposes of a similar nature. (*Golden, Colo.*)

■ **habitat** (See also **biodiversity**; **ecosystem**) The physical location or type of environment in which an organism or biological population lives or occurs. (*California Planning Roundtable; Palo Alto, Calif.; Scottsdale, Ariz.*)



habitat

The sum total of environmental conditions of a specific place that is occupied by an organism a population, or a community. (*Environmental Protection Agency*)

■ **habitat feature, special** Specially valued and sensitive habitat features including key raptor habitat features, such as nest sites, night roosts, and key feeding areas as identified by the [state]; key production areas, wintering areas, and migratory feeding areas for waterfowl; key use areas for wading birds and shorebirds; heron rookeries; key use areas for migrant songbirds; key nesting areas for grassland birds; fox and coyote dens; mule deer winter concentration areas as

identified by the [state]; prairie dog colonies over 50 acres in size; remnant native prairie habitat; mixed foothill shrubland; foothills ponderosa pine forest; plains cottonwood riparian woodlands; and any wetland greater than one-third acre in size. (*Loveland, Colo.*)

■ **habitat protection area** (See also **easement**; **habitat**; **preserve**; **wildlife habitat**; **wildlife refuge**) Those areas of state and local significance that are identified by using the habitat assessment methodology found in the habitat assessment manual and that include: (i) buffers; (ii) wetlands; (iii) the habitats of threatened and endangered species and species in need of conservation; (iv) anadromous fish propagation waters; and (v) plant and wildlife habitats, including: (1) colonial water bird nesting sites; (2) historic waterfowl staging and concentration areas; (3) riparian forests 300 feet or more in width; (4) large forested areas (100 acres or more); (5) natural heritage areas; (6) plant and wildlife habitats of local significance; (7) wildlife corridors; and (8) nontidal wetlands. (*Anne Arundel County, Md.*)

The site where a protected species of flora or fauna lives and grows. [H]abitat is limited to areas that are critical to breeding, rearing, and nesting. (*Island County, Wash.*)

■ **halfway house** (See also **group home**; **substance abuse treatment facility**; **inpatient residential**) A licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently. (*Peoria, Ill.*)

A place where persons are aided in readjusting to society following a period of imprisonment, hospitalization, or institutionalized treatment. (*Jefferson City, Mo.*)

An establishment whose primary purpose is the rehabilitation of persons. Such services include drug and alcohol rehabilitation, assistance to emotionally and mentally disturbed persons, halfway houses for prison parolees and juveniles. (*North Liberty, Iowa*)

A licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently. Such placement is pursuant to the authority of the state department of corrections. (*Hot Springs, Ark.*)

A facility owned or operated by an agency or an individual authorized to provide housing, food, treatment or supportive services for not more than 16 individuals on supervised release from the criminal justice system and who have been assigned by a court to a residential home in lieu of placement in a correctional institution; or for individuals who have been institutionalized and released from the criminal justice system or who have had alcohol or drug problems which make operation in society difficult and who require the protection of a supervised group setting. (*Troy, Ohio*)

A residential facility for persons civilly committed and conditionally released to a less restrictive alternative. . . . A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. (*Burien, Wash.*)

A facility, required to be licensed by the state, which provides training, care, supervision, treatment, or rehabilitation to the aged, disabled, those convicted of crimes or those suffering the effects of drugs or alcohol; this does not include day-care centers, family day-care homes, foster homes, schools, hospitals, jails, or prisons. (*North Liberty, Iowa*)

An establishment qualified for a license by [the state] which provides resident services to individuals of whom one or more are unrelated. The individuals are handicapped, aged, or disabled, are undergoing rehabilitation or extended care, and are provided services to meet their needs. This category includes group homes for all ages, halfway houses, and foster homes, but excludes family care homes. (*Lake Lure, N.C.*)

■ **halfway house, penal** One or more resident is: (1) on probation; (2) on parole;

or (3) participating in a penal institution's pre-release program. (*Jefferson City, Mo.*)

■ **Halloween pumpkin sales facility** (See also *Christmas tree sales lot; outdoor sales, seasonal*) A retail sales operation, generally conducted wholly out-of-doors, that offers for sale on a temporary, limited basis pumpkins and related holiday items. The allowable sales period extends generally from October 1 through October 31. (*Azusa, Calif.*)

■ **hallway** A passageway into which compartments or rooms open and which is enclosed by partitions, other than partial partitions, or walls and a ceiling or a floor/roof deck above. (*Concord, N.C.*)

■ **HAM radio services** (See *amateur radio services*)

■ **HAM radio tower** (See *amateur radio tower*)

■ **hamlet** (See also *village*) An existing or planned settlement, predominantly residential, that accommodates development in a more compact form than might occur otherwise in scattered clusters and single-tract, standard-design subdivisions on nearby individual tracts of lands. (*New Jersey State Plan*)

■ **handicap housing** (See *housing, handicap*)

■ **handicap parking space** (See *parking space, handicap*)

■ **handicap ramp** (See also *wheelchair, motorized*) A ramp or similar structure which provides wheelchair or similar access to a building. (*Fort Wayne, Ind.*)

■ **handicapped person** (See also *developmentally disabled person; disability*)

Commentary: There are a number of terms (e.g., "person with developmental disabilities") that are used to describe individuals with physical, mental, and psychological impairments. Check with your local health service to see if there is a strong preference for one term over another or for a series of terms.

A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions. (*California Planning Roundtable*)

A person having (1) a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently; (2) a record of having such an impairment; or (3) being regarded as having such an impairment. However, "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of the other individuals. (*Schaumburg, Ill.*)

■ **harbor** (See *port and harbor facilities*)

■ **hardship** (See also *undue hardship; unnecessary hardship*) A restriction on property so unreasonable that it results in an arbitrary and capricious interference



handicap ramp

with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance. (*Clarkdale, Ariz.*)

A hardship that is unnecessary in the sense that the preservation of the spirit and intent of this [ordinance or chapter] does not depend on the denial of the variance. (*Jefferson, Mo.*)

Arduous restrictions upon the uses of a particular property that are unique and distinct from that of adjoining property owners in the same zoning district. (*Coral Gables, Fla.*)

A hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. "Unnecessary hardship" shall not include personal or financial hardship or any other hardship that is self-imposed. (*El Paso, Tex.*)

■ **hardware store** (See also *general store; home improvement center; retail sales establishment, specialty*) A facility of 30,000 or fewer square feet gross floor

■ **haunted house** (See also *amusement, indoor commercial*) Temporary structures that house booths, displays, and live performances related to Halloween themes. (*Scottsdale, Ariz.*)

Any establishment that is represented or advertised to the public as a haunted house or establishment or in which the public, for a fee, is directed through walkways, corridors, or other paths in a building, tent, or other structure and which contains a combination of displays, acts, exhibits, or other attractions intended to entertain or amuse patrons through the use of scary, spooky, or Halloween images. (*Glendale, Ariz.*)

■ **hazard-prone area** (See also *geologically hazardous areas; natural hazard area*)

An area which has not yet been designated by the state or federal government as a geological hazard area but where historical evidence, climatological data, surface or subsurface geological, topographical, vegetative, or other on-site naturally occurring factors indicate a relatively greater risk of property damage than exists on other parcels in the county. (*Concord, N.C.*)



hardware store

area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliances, garden supplies, and cutlery; if greater than 30,000 square feet, such a facility is a home improvement center. (*Prince William County, Va.*)

Retail stores where items such as plumbing, heating, and electrical supplies, sporting goods, and paints are sold. (*Cudahy, Wisc.; Waukesha, Wisc.*)

■ **hazard-prone area, high-fire** Certain areas in the unincorporated territory of the county classified by the county fire protection district and defined as any areas within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said district deem a potential fire hazard to exist due to the presence of such flammable material. (*Moorpark, Calif.*)

■ **hazardous material** (See also *explosive material; flammable liquid; toxic/noxious substance*) Any substance that, be-

cause of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes but is not limited to hazardous substances and hazardous wastes. (*California Planning Roundtable*)

Those chemicals or substances which are physical or health hazards as defined and classified in the city building and fire codes. Hazardous materials categories include explosives and blasting agents, compressed gases, flammable and combustible liquids, flammable solids, organic peroxides, oxidizers, pyrophoric materials, unstable (reactive) materials, water-reactive solids and liquids, cryogenic fluids, highly toxic and toxic materials, radioactive materials, corrosives, carcinogens, irritants, sensitizers, and other health hazards. Each category is defined separately in the city building code in accordance with the Code of Federal Regulations Title 29 and other nationally recognized standards. (*Loveland, Colo.*)

Solid waste or a combination of solid wastes that, because of quantity, concentration, or physical, chemical, or infectious characteristics, may: (1) cause or significantly contribute to an increase in mortality or increase in serious irreversible or incapacitating reversible illness; or (2) pose a substantial present or potential hazard when improperly treated, stored, transported, disposed of, or otherwise managed. (*Fort Wayne, Ind.*)

Materials or liquids that pose a threat present or future to the environment, whether in use, storage, or transit. (*Merrimack, N.H.*)

A substance, or combination of substances, which, because of its quantity or concentration, or physical, chemical, or infectious characteristics, may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or may pose a substantial present or potential hazard to human health or to the environment when improperly used, handled, treated, stored, trans-

ported, disposed of, or otherwise managed. A material may be judged as hazardous if it is corrosive, reactive, ignitable, or toxic. (*Moorpark, Calif.*)

Those pollutants or combinations of pollutants, including disease-causing agents as defined by the Environmental Protection Agency or the state, which after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, will, on the basis of information available, cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions (including malfunction in reproduction), or physical deformations in those organisms or their offspring. (*Mishawaka, Ind.*)

■ **hazardous waste** (See also **toxic/noxious substance**) Any refuse or discarded material or combinations of refuse or discarded materials in solid, semisolid, liquid, or gaseous form which cannot be handled by routine waste management techniques because they pose a substantial present or potential hazard to human health or other living organisms because of their chemical, biological, or physical properties. Categories of hazardous waste include but are not limited to explosives, flammables, oxidizers, poisons, irritants, and corrosives. Hazardous waste does not include sewage sludge and source, special nuclear, or by-product material as defined by the Atomic Energy Act of 1954, as amended. (*St. Paul, Minn.*)

A waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following: (1) cause or significantly contribute to an increase in mortality or increase serious irreversible or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed. Unless expressly provided otherwise, the term "hazardous waste" shall be understood to also include extremely hazardous waste and acutely hazardous waste. (*Moorpark, Calif.*)

Waste materials including but not limited to poisons, pesticides, herbicides, acids, caustics, pathological wastes, radioactive materials, flammable or explosive materials, and similar harmful chemicals and wastes which require special handling and must be disposed of in a manner which conserves the environment and protects the public health and safety. (*Jordan, Minn.*)

That waste, or combinations of wastes, including disease-causing agents, which after discharge and upon exposure, ingestion, inhalation, or assimilation into any organism, either directly from the environment or indirectly by ingestion through food chains, will cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions (including malfunctions in reproduction), or physical deformities in such organisms or their offspring. (*Concord, N.C.*)

■ **hazardous waste disposal area** The outermost perimeter of the area within a hazardous waste disposal facility that is permitted to receive hazardous waste for disposal. (*Fort Wayne, Ind.*)

■ **hazardous waste disposal facility** All structures, other appurtenances, and improvements on the land used for treating, storing, or disposing of hazardous waste, including all operations or storage areas, diked overflow, or emergency spillway areas. A hazardous waste disposal facility may consist of several treatment, storage, or disposal operational units; it includes all areas where hazardous waste may be received, stored, handled, or processed. (*Cecil County, Md.*)

Any facility or any portion of a facility for disposal of hazardous waste on or in land. (*Concord, N.C.*)

■ **hazardous waste incinerator** An enclosed device using controlled flame combustion, the primary purpose of which is to thermally break down hazardous waste. Examples of incinerators are rotary kiln, fluidized bed, and liquid injection incinerators. (*Cecil County, Md.*)

■ **hazardous waste processing facility** Any commercial facility, as defined [state rules] for which a [state] pollution con-

trol agency permit is required, treating hazardous waste generated at any off-site location, that is designed and operated to modify the chemical composition or chemical, physical, or biological properties of a hazardous waste by means such as reclamation, distillation, precipitation, or other similar processes, which neutralizes the waste or renders it nonhazardous, safer for transport, amenable for recovery, storage, or reduced in volume, excepting "elementary neutralizing units" and "pretreatment units," as defined in [state] rules. Hazardous waste processing does not include incineration or disposal. (*St. Paul, Minn.*)

Treatment and storage facilities that treat or store waste generated on properties other than those on which the off-site facilities are located. (*Richland, Wash.*)

■ **hazardous waste storage** The holding of dangerous waste for a temporary period as regulated by the [state code]. (*Richland, Wash.*)

An establishment providing warehousing or bulk storage facilities for hazardous, toxic, flammable, explosive, or other dangerous materials. (*Milwaukee, Wisc.*)

■ **hazardous waste treatment** The physical, chemical, or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume. (*Burien, Wash.*)

■ **health care facility** (See also **clinic; hospital; sanitarium/sanitorium**) A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human diseases, pain, injury, deformity, or physical condition, including but not limited to a general hospital, diagnostic center, treatment center, rehabilitation center, extended care center, nursing home, intermediate care facility, outpatient laboratory, or central services facility serving one or more such institutions. . . . (*Schaumburg, Ill.*)

Any facility, place, or building maintained and operated to provide medical care. Health care facilities include but are

not limited to hospitals, nursing homes, intermediate care facilities, clinics, and home health agencies, all of which are licensed by the state department of health services and defined in the [state] health and safety code. (*Santa Rosa, Calif.*)

A hospital; psychiatric facility; rehabilitation facility; long-term care facility; kidney disease treatment center, including freestanding hemodialysis units; intermediate care facility for the mentally retarded; home health agency office; chemical dependency treatment facility; diagnostic center; oncology treatment center; hospice, hospice inpatient facility, hospice residential care facility; and ambulatory surgical facility. (*Concord, N.C.*)

■ **health care provider** Without limitation any person who is licensed or is otherwise registered or certified to engage in the practice of or otherwise performs duties associated with any of the following: medicine, surgery, dentistry, pharmacy, optometry, midwifery, osteopathy, podiatry, chiropractic, radiology, nursing, physiotherapy, pathology, anesthesiology, anesthesia, laboratory analysis, rendering assistance to a physician, dental hygiene, psychiatry, psychology; or a hospital or a nursing home; or any other person who is legally responsible for the negligence of such person, hospital, or nursing home; or any other person acting at the direction or under the supervision of any of the foregoing persons, hospital, or nursing home. (*Concord, N.C.*)

■ **health club** A facility where members or nonmembers use equipment or space for the purpose of physical exercise. (*Blue Springs, Mo.*)

A place or building where passive or active exercises and related activities are performed for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. The activities shall be conducted entirely within an enclosed building. (*Scottsdale, Ariz.*)

A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities, or other customary and usual recreational activities, operated for profit or not-for-profit and which can be open only to bona fide members and guests of the organization or open to the public for a fee. (*St. Paul, Minn.*)

An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports, and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses. (*Suffolk, Va.*)

A facility designed for the major purpose of physical fitness or weight reducing which includes, but is not limited to, such equipment as weight resistance machines, whirlpools, saunas, showers, and lockers. This shall not include municipal or privately owned recreation buildings. (*Arlington Heights, Ill.*)

■ **health spa** (See also *bathhouse; massage establishment; sauna*) A place or building where active exercise and related activities are performed utilizing weight control or muscle building equipment or apparatus for the purpose of physical fitness. Also, a place or building that provides massage, exercise, and related activities with or without such equipment or apparatus. . . . (*Scottsdale, Ariz.*)

A nurturing, safe, clean commercial establishment, which employs professional, licensed therapists whose services include massage and body or facial treatments. Private treatment rooms are provided for each client receiving a personal service. Massage . . . treatments may include body packs and wraps, exfoliation, cellulite and heat treatments, electrolysis, body toning, waxing, aromatherapy, cleansing facials, medical facials, nonsurgical face lifts, electrical toning, and electrolysis. Hydrotherapy and steam and sauna facilities, nutrition and weight management, spa cuisine, and exercise facilities and instruction may be provided in addition to the massage and therapeutic treatment services. Full service hair salons, make-up consultation and application and manicure and pedicure services may be provided as additional services. (*Rancho Mirage, Calif.*)

■ **hearing examiner** (See also *public hearing*) A public official who usually has authority to hold public hearings in connection with applications for variances, special use permits, and small parcel rezonings, and, occasionally, has the authority to make approval or denial decisions. The purpose of the office is to professionalize the making of such decisions and free the process from political pressures. (*American Planning Association*)

A person appointed to conduct public hearings and take action in action proceedings as specified by this [ordinance]. (*Multnomah County, Ore.*)

■ **heath** (See also *open space, natural; open space, passive*) A public tract available for unstructured recreation, located at the edge of the village or along the water boundaries. Its landscape is somewhat naturalistic, consisting of native plants growing unchecked, and requiring minimal maintenance. (*Monroe County, Fla.*)

■ **hedge** (See also *shrub*) A row of closely planted shrubs, bushes, or any kind of plant forming a boundary or fence. (*Grand Forks, N.Dak.*)

Any group of shrubs planted in line or in groups that forms a compact, dense, living barrier that protects, shields, sepa-



health club

rates, or demarcates an area from view; any similar plant material, or similar plant material in conjunction with a structure, which is 80 percent opaque within 12 months after planting. (*Newport Beach, Calif.*)

A barrier or boundary formed by a dense row of shrubs or low trees. (*Hot Springs, Ark.*)

Several plants planted in a sequence or pattern so that the branches and stems of adjacent plants grow together in a manner that results in a meshing or intertwining of stems and branches with little or no passable space left between the plants, thus forming more or less a barrier or enclosure. (*Loveland, Colo.*)

A solid and unbroken visual screen of self-supporting living plant material. (*Huntington, Ind.*)

■ **hedge, top of** The highest point on the uppermost branches or stems of a hedge above which only leaves or needles naturally grow. (*Loveland, Colo.*)

■ **hedgerow** A row of trees and other vegetation along a property line, typically associated with a farm. (*Wayne County, Ohio*)

■ **height, building** (See **building height**)

■ **height, contextual** An imaginary line that may be established at any point between the maximum building height of the zoning district and the building height that exists on a lot that is adjacent to and oriented to the same street as the subject lot. (*Pittsburgh, Pa.*)

■ **height factor** The height factor of a building is equal to the total floor area of the building divided by its lot coverage. If two or more buildings are located on the same zoning lot, their height factor is the sum of their floor areas divided by the sum of their lot coverages. The height factor is, therefore, equal to the number of stories if the building were erected without setbacks. In computing a height factor, a fraction of 0.5 or more may be considered a whole number, and smaller fractions shall be disregarded. (*New York, N.Y.*)

■ **height limit** A vertical distance

fixed in certain districts contained herein and measured from the average ground level at the base of the structure. (*Philadelphia, Pa.*)

■ **height, maximum** A horizontal plane above and parallel to the average finished grade of the entire zoning lot at the height shown in the district regulations. No part of any structure shall project through such plane except: (A) chimneys, flues, stacks, fire escapes, gas holders, elevator enclosures, ventilators, skylights, water tanks, and similar roof structures needed to operate and maintain the building on which they are located; (B) flag poles, television aerials, water towers and tanks, steeples and bell towers, carillons, monuments, cupolas, broadcasting and microwave transmitting and relay towers, electric transmission line towers, and electric substation structures. (*Troy, Ohio*)

■ **height, measurement of** Measured from existing grade at all points of the site to a warped plan an equal height above all points on the site. (*Imperial Beach, Calif.*)

■ **helicopter landing area, medical** (See also **emergency service**) A private use heliport, helipad, or helistop which provides helicopter landing area for the transport of persons in need of emergency medical care; the transport of patients needing specialized treatment; or the emergency transport of organs, blood, medicine, or medical equipment. (*Pittsburgh, Pa.*)

■ **helicopter landing area, private** A heliport, helipad, or helistop that is restricted in use to the owner or operator of the facility or to persons authorized by the owner or operator per licensing requirements of the [state]. (*Pittsburgh, Pa.*)

■ **helicopter landing area, public** A heliport, helipad, or helistop that has been designated by the [state] and the owner of such facility for use by the general public whether operated by a public agency or private individual, firm, or corporation. (*Pittsburgh, Pa.*)

■ **helistop** A facility without the logistical support provided by a heliport where helicopters take off and land. He-

lipads do not include facilities for maintenance, repair, fueling, or storage of helicopters. (*Concord, N.C.*)

■ **heliport** An area designed to be used for the landing or takeoff of helicopters including operations facilities, such as maintenance, loading and unloading, storage, fueling, or terminal facilities. (*St. Paul, Minn.*)

An area used or intended to be used for the landing and takeoff of helicopters, and may include any or all of the areas of buildings appropriate to accomplish these functions. (*Scottsdale, Ariz.*)

An area providing for the takeoff and landing of helicopters and fuel facilities (whether fixed or mobile) or appurtenant areas for parking, maintenance, and repair of helicopters. (*Concord, N.C.*)

Any landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities. (*Federal Aviation Administration*)

■ **heliport, private** A heliport not open to the general public and requiring prior permission of the owner or operator to land. (*St. Paul, Minn.*)

■ **heliport, public** A heliport open to use by any helicopter. (*St. Paul, Minn.*)

■ **heliport, unlimited-use** Any landing area used by helicopters which, in addition, includes all necessary passenger and cargo facilities, maintenance and overhaul, fueling, service, storage, tie-down areas, hangars, and other necessary buildings and open spaces. (*Federal Aviation Administration*)

■ **helistop** An area designed to be used for the landing or takeoff of one helicopter, the temporary parking of one helicopter, and other facilities as may be required by federal and state regulations, but not including operation facilities such as maintenance, storage, fueling, or terminal facilities. (*St. Paul, Minn.*)

Any landing area used for the taking off or landing of private helicopters for the purpose of picking up and discharging of passengers or cargo. This facility is not open to use by any helicopter without

prior permission having been obtained. (*Federal Aviation Administration*)

■ **helistop, private** A helistop not open to the general public and requiring prior permission of the owner or operator to land. (*St. Paul, Minn.*)

■ **helispot, public** A helistop open to use by any helicopter. (*St. Paul, Minn.*)

■ **helistop, unlimited-use** Any landing area used for the landing and taking off of helicopters for the purpose of picking up or discharging of passengers or cargo. No fueling, refueling, or service facilities. (*Federal Aviation Administration*)

■ **heritage center** (See also **cultural center**) One or more buildings and open space within which an historically significant era or activity is displayed. The retail sale of crafts and other works and the provision of entertainment, but not a full-scale amusement park, may be included as part of a heritage center if they are complementary to the displayed era or activity. (*Lincoln, Nebr.*)

■ **heritage corridor** (See **corridor, heritage**)

■ **high occupancy vehicle (HOV)** (See also **transportation demand management**) A vehicle carrying more than some minimum number of people (usually two or three persons). (*Renton, Wash.*)

■ **high-technology industry** (See **research and development facility**)

■ **high-water elevation, normal** A mark delineating the highest water level of a body of water which has been maintained for a sufficient period of time to leave evidence upon the landscape. The normal high-water elevation is commonly that point where the natural vegetation and landscape changes from predominantly aquatic to predominately terrestrial. (*Bayfield County, Wisc.*)

That line on the shores and banks of waters which is apparent because of the different character of the soil or the vegetation due to the prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. In the case of wetlands adjacent to

rivers and great ponds, the normal high-water line is the upland edge of the wetland, and not the edge of the open water. (*Limington, Maine*)

■ **high-water mark, ordinary** That mark on lakes and streams that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in ordinary years, as to mark upon the soil a character distinct from that of the abutting upland. (*Yakima County, Wash.*)

The line between upland and bottomland that persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil and the vegetation. On an inland lake which has a level established by law, it means the high established level. Where water returns to its natural level as the result of the permanent removal or abandonment of a dam, it means the natural ordinary high-water mark. (*Grand Traverse County, Mich.*)

The mark found by examining the bed and banks of a stream, lake, or tidal water and ascertaining where the presence and action of waters are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high-water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high-water mark or line of mean high water shall be measured so as to include the entire stream feature. (*Burien, Wash.*)

The point on the bank or shore up to which the presence and action of surface water is too continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristics. For the purpose of this chapter, the terms "ordinary high-water mark" and "normal

high-water mark" are synonymous. (*Bayfield County, Wisc.*)

■ **highest and best use** (See also **taking**) The use of property that will bring to its owner the greatest profit if offered for sale. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time. Ordinances are sometimes challenged as they apply to particular sites because they prevent the highest and best use. Where the ordinance is found to be a valid exercise of the police power (viz., it accomplishes a demonstrable public purpose and is based on a plan), such arguments are seldom decisive. But where a court does not find in the ordinance a public benefit overriding the loss to the property owner of the highest and best use, the court may find that there has been a taking of property without due process of law and declare the provisions of the ordinance invalid. (*American Planning Association*)

The use of land in such a way that its development will bring maximum profit to the owner. It is a theoretical real estate concept that does not take into account the externalities from such a use of lands. Thus, public regulations often limit land use to some activity that will provide the owners with less than maximum profits in order to minimize spillover costs to other properties and the public at large. (*Handbook for Planning Commissioners in Missouri*)

■ **highway** (See also **expressway; freeway**) A term applied to streets and roads that are under the jurisdiction of the state highway commission. (*Kentland, Ind.*)

A multilane highway, whether divided or undivided, that: (1) is a major artery of the county circulation network; (2) serves a high volume of traffic for both long and short trips; (3) allows turning movements at intersecting roads; and (4) is designed with access to abutting properties under some degree of control and safe standards of design. (*Anne Arundel County, Md.*)

Those major thoroughfares which are the most important rural and urban traffic arteries of the state and those auxiliary highways which are the principal rural

and urban intercounty routes of statewide importance, as designated by the [state] director of transportation. (*Solon, Ohio*)

A highway the roadway of which is divided into two or more clearly marked lanes for vehicular traffic. (*State of Florida*)

A general term denoting a public way for purposes of vehicular travel including the entire area within the right-of-way. (*Stafford, Va.*)

A road on the highway plan ... including an expressway, a major highway, a secondary highway, a limited secondary highway, and a parkway. (*Los Angeles County, Calif.*)

The term applies to roads, streets, and parkways, and also includes rights-of-way, bridges, railroad crossings, drainage tunnels, drainage structures, signs, guard rails, and protective structures in connection with the highways. (*Waco, Tex.*)

■ **highway auxiliary lane** The portion of the roadway adjoining the traveled way for speed change, turning, storage for turning, weaving, truck climbing, or for other purposes. (*State of North Carolina*)

■ **highway design, context-sensitive** The application to roadways of design criteria that take into account, in addition to road safety, durability, and economy of maintenance: (a) the built and natural environment surrounding the roadway, including environmental, scenic, and historic attributes of the area; and (b) interaction with other modes of transportation, including but not limited to walking, bicycling, and public transportation. (*Growing Smart Legislative Guidebook*)

■ **highway noise barrier** A high wall, typically made of concrete, which parallels a major thoroughfare and is intended for the extensive screening of both visual and audio impacts from vehicular travel along that thoroughfare. (*American Planning Association*)

■ **highway-oriented business** A use dependent upon both a large flow of traffic and convenient access. It includes such uses as motels, restaurants, automobile service stations, and produce stands. (*Thurston County, Wash.*)

Land uses that cater to the traveling public, both auto and truck (e.g., gas stations, restaurants, motels, truck stops). (*Interstate 81 Corridor Council*)

■ **highway, restricted access** A major traffic thoroughfare or part thereof that, when open to public use, is: (1) constructed or maintained pursuant to the Federal Aid Highway Act of 1956, or any amendment or supplement thereto, as an interstate highway; or (2) a limited access highway under the [state highway act], as amended; or (3) designated from time to time as restricted access highway on the basis of being a primary or urban route on the state highway system, a primary route on the county highway system approved by the county planning commission, or a primary route on the city highway system approved by the city planning commission; and, in addition to meeting one of the above three criteria, having either a minimum width of four lanes, or 51 percent or more of the total affected frontage in one or more of the following categories: (1) public park; (2) publicly owned or controlled land; (3) redevelopment or renewal area wherein advertising signs are prohibited by the redevelopment or renewal proposal approved by the council; (4) land so located that the construction of the highway or the regulation thereof prevents private or public vehicular access thereto; (5) land within 350 feet of the center line of any highway or interchange ramps thereof covered by [subsections]. (*Pittsburgh, Pa.*)

Every street or highway in respect to which owners or occupants of abutting lands and other persons have no legal right of access to or from the same except at such points only and in such manner as may be determined by the public authority having jurisdiction over such street or highway. (*Norton, Ohio*)

■ **highway safety zone** The area or space officially set apart within a roadway for the exclusive use of pedestrians and protected or marked or indicated by adequate signs as to be plainly visible at all times. (*Norton, Ohio*)

■ **hill** (See also *bluff*; *ridge*) An elevated landform with a rounded top. (*Santa Clarita, Calif.*)

■ **hill crest** (See also *ridge*, *prominent*) The highest point on a hill or slope as measured contiguously throughout the property. Any given property may have more than one hill crest. (*Concord, N.C.*)

■ **hillside** Land that has an average percent of slope equal to or exceeding 15 percent. (*California Planning Roundtable*)

Sloping land with a rise or fall of more than one foot vertically for each 10 feet horizontally (10 percent slope). (*Santa Clarita, Calif.*)

■ **hillside disturbance** (See also *disturbed area*) Any and all areas of the building site disturbed during construction by grading or excavation and temporary or permanent construction for all buildings, parking areas, driveways, roads, sidewalks, and other areas of concrete, asphalt, or other construction materials. (*Concord, N.C.*)

■ **hillside landforms** (See also *natural feature*) The more elevated, deeper, and rugged landforms which tend to divide broad desert valleys or separate the lower deserts from higher plateau regions, to the north and east. These landforms include mountains, hills, buttes, or escarpments predominantly composed of bedrock materials. Typical bedrock materials include volcanics such as basalt and tuff; intrusives such as granite; and metamorphics such as diorites, quartzites, and schists. Locally, slopes may be covered by colluvium comprised of upslope bedrock materials or by thin veneers of in-situ soils. Land slopes are usually above 15 percent and in most cases are over 35 percent, but may be as little as 5 percent in isolated pockets, typically atop ledges or near ridge tops. Drainageways are relatively poorly defined on the slopes but collect into deep canyon bottom courses strewn with large-sized rubble. Hazards that may be present include boulder rolling, rock falls, debris movement, and general slope instability. The surface movement of materials occurs as a result of both gravity and water transport. The surface material size includes larger boulders, rocks, and gravel, as well as grainy soil materials. (*Scottsdale, Ariz.*)

■ **historic area** An area containing buildings or places in which historic events have occurred or which have special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community which warrant conservation and preservation. (*Normal, Ill.*)

Lands with sites, structures, or objects of local, regional, statewide, or national historical significance. (*Deschutes County, Ore.*)

A geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. (*Troy, Ohio*)

■ **historic building** Any building that is historically or architecturally significant. (*Pittsburgh, Pa.*)

vital importance because of their association with history; or because of their unique architectural style and scale, including color, proportion, form, and architectural detail; or because of their being a part of or related to a square, park, or area the design or general arrangement of which should be preserved or developed according to a fixed plan based on cultural, historical, or architectural motives or purposes. (*Pittsburgh, Pa.*)

A geographic area with a high concentration of historical, architectural, archeological, or cultural landmarks or a high concentration of contributing resources. (*Beaverton, Ore.*)

A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, objects, or areas, which are united by past events or aesthetically

city council that is worthy of rehabilitation, restoration, and preservation because of its historic or architectural significance. (*Champaign, Ill.*)

An individual site or feature (which may or may not be a structure), or a site with a structure or structures on it, of particular importance because of its unique architectural, historical, cultural, or archaeological features, designated an historic district and eligible for designation on the National Register of Historic Places. (*Blacksburg, Va.*)

A property or structure designated as a landmark by ordinance...that is worthy of rehabilitation, restoration, and preservation because of its historic or architectural significance to the town. (*Normal, Ill.*)

A primary landmark or a secondary landmark, as designated on the historical resource list, and may be a building, group of buildings, structure, tree, plant life, or site. (*Newark, Calif.*)

■ **historic landmark alteration** The change, addition, removal of or from, or physical modification or repair, which affects the exterior appearance of a landmark; excluding, however, routine maintenance and painting. (*Beaverton, Ore.*)

■ **historic landmark district** (See also *conservation district; conservation district, historic*) A geographically defined area possessing a significant concentration, linkage, or continuity of landmarks, improvements, or landscape features united by historic events or aesthetically by plan or physical development, and which area has been designated as an historic landmark district pursuant to procedures of the city code and in accordance with this ordinance. Said district may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district. (*Coral Gables, Fla.*)

■ **historic preservation** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and



historic building

■ **historic district** (See also *conservation district; conservation district, historic; National Register of Historic Places*) An area . . . which contains, within definable geographic boundaries, properties or buildings that may or may not be landmarks but which contribute to the overall historic character of the designated area. (*Champaign, Ill.*)

A district or zone designated by a local authority or state or federal government within which buildings, structures, appurtenances, and places are of basic and

by plan or physical development. A district may also be comprised of individual resources which are separated geographically but are thematically linked by association or history. (*Jacksonville, Fla.*)

■ **historic landmark** An individual structure or group of structures on a single lot, a site, an area, a district, or combination thereof, having a special historical, architectural, cultural, or aesthetic value. (*Santa Clara County, Calif.*)

A property, structure, or building designated as a "landmark" by ordinance of the

rehabilitation of the building(s) to a former condition. (*California Planning Roundtable*)

The adaptive use, conservation, protection, reconstruction, rehabilitation, restoration, or stabilization of an historic resource. (*Tulsa, Okla.*)

The protection, rehabilitation, restoration, or reconstruction of landmarks. (*Birmingham, Mich.*)

■ **historic preservation reconstruction**

As used in historic preservation, the process of reproducing by new construction the exact form and detail of a vanished structure, or part thereof, as it appeared during a specific period of time. Reconstruction is often undertaken when the property to be reconstructed is essential for understanding and interpreting the value of an historic district and sufficient documentation exists to insure an exact reproduction of the original. (*California Planning Roundtable*)

■ **historic preservation resource center** (See also *interpretative center*)

Research repository for historic resource inventory documents and related historic materials. (*Beaverton, Ore.*)

■ **historic preservation, significant** A term ascribed to buildings, sites, objects, or districts that possess exceptional value or quality for illustrating or interpreting the cultural heritage of the community when evaluated in relation to other properties and property types within a specific historic theme, period, and geographical setting. A principal test of significance is integrity. (*California Planning Roundtable*)

■ **historic resource, contributing**

A resource in a registered historic district or historic complex supporting the district's or complex's historical significance through location, design, setting, materials, workmanship, feeling, and association. (*Willistown Township, Pa.*)

■ **historic resource, noncontributing**

A building, site, structure, or object that does not add to the historic architectural qualities, historic association, or cultural values of the area because it was not present during the period of significance or does not relate to the documented sig-

nificance of the property due to alterations, disturbances, additions, or other changes, or because it no longer possesses historic integrity nor is capable of yielding important information about the period. (*Champaign, Ill.*)

■ **historic resources survey** A comprehensive survey involving the identification, research, and documentation of buildings, sites, and structures of any historical, cultural, archaeological, or architectural importance. (*Jacksonville, Fla.*)

A census (survey) of historical, architectural, archeological, or cultural buildings, structures, objects, districts, or sites. Each resource (i.e., building, structure, etc.) shall have a location, a physical description, photograph, and a discussion of the resource's significance. (*Beaverton, Ore.*)

■ **historic site** A location set aside for no other purpose than to commemorate a historical event, activity, or person. (*Hartford, Conn.*)

A location, structure, or object having local, regional, statewide, or national historic significance. (*Deschutes County, Ore.*)

One or more parcels, structures, or buildings that are either: included on a city listing of historic properties covered by the city's historic property overlay zoning district, included on the state register of historic properties, designated on the National Register of Historic Places, or authenticated as historic in a survey and report by a registered architect or an architectural historian and the report accepted by the city. The historic survey and report includes: dating the property from a specified period, associating the property with significant events or outstanding past people or groups, determining the distinguishing architectural characteristics or style of the buildings, and demonstrating the role of the building in the community's heritage. (*Scottsdale, Ariz.*)

■ **historic structure** Any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminar-

ily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) by an approved state program as determined by the Secretary of the Interior; or (2) directly by the Secretary of the Interior in states without approved programs. (*Washington County, Ark.*)

Any antique structure or building existing contemporaneously with and commonly associated with an outstanding event or period of history, and any structure or building in which the relics and/or mementos of such event or period are housed and preserved. (*Rapid City, S.Dak.*)

Any structure that is: (1) listed individually in the National Register of Historic Places (maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or (3) designated by the city as a heritage preservation site. (*St. Paul, Minn.*)

■ **historic structure, rehabilitation of**

The act or process of returning a structure or landmark to a state of utility through repair or alteration which renders possible an efficient contemporary use while preserving those portions or features significant to its architectural, historic, cultural, or archaeological value. (*Blacksburg, Va.*)

■ **historical marker** (See *sign, memorial*)

■ **holding tank** (See also *cistern; septic tank*) A[n] . . . approved structure for

the temporary storage of sewage for off site disposal requiring regular clean-out. (*Conemaugh Township, Pa.*)

An area designed...and approved by the city, to retain water to control the flow of stormwater. (*Jordan, Minn.*)

■ **holding zone** (See also *interim zone; moratorium*) A zone established in the zoning ordinance on a temporary basis awaiting applications for rezoning to desired uses. These are usually very low-density zones; their purpose may be made explicit in the ordinance's statement of purpose or left implicit. (*American Planning Association*)

■ **home** (See *residence*)

■ **home-based business** (See also *cottage industry*) An accessory use of a single-family or two-family residential structure which does not meet the definition of a home occupation, but complies with the requirements of [local code]. A home-based business would consist of service-oriented uses and typically be more intense than a home occupation, due to factors such as intensity of use or clients coming to the residence. (*Fort Wayne, Ind.*)

A commercial or light industrial use of a scale greater than home occupation but which is still secondary to the residential use, but not including agricultural or horticultural activities. (*Island County, Wash.*)

■ **home exhibition** (See also *model home*) A one-time display of homes including furnishing and accessories in an unoccupied subdivision. The exhibition may include live entertainment, food sales, street closures, and other activities. (*Scottsdale, Ariz.*)

■ **home improvement center** (See also *big-box retail establishment; hardware store*) A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, housewares and household appliances, garden supplies, and cutlery. (*Prince William County, Va.*)

An establishment selling various household goods, tools, and building materials, durable household goods (e.g., refrigerators, lawn care machines, washing

machines), electronic equipment, household animal supplies, nursery products, etc. Retail stock (e.g., nursery items, lumber goods) may be kept outdoors. All such stock (except plant materials) shall be screened in accordance with the [city ordinance]. At least 75 percent of all indoor floor-good space shall be for retail sales. (*Gastonia, N.C.*)

The retail sale of a diverse range of hardware and related materials generally used in the maintenance, repair, or construction of buildings or other structures, including lawn and garden supplies. (*Nashville and Davidson County, Tenn.*)

An establishment providing the sale or rental of building supplies, construction equipment, or home decorating fixtures and accessories. This term includes a lumber yard or a contractors' building supply business and may include outdoor storage or tool and equipment sales or rental. This term does not include an establishment devoted exclusively to the retail sale of paint, wallpaper, or hardware or activities classified under vehicle/equipment sales and services, including vehicle towing services. (*Milwaukee, Wisc.*)

Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes paint, wallpaper, glass, fixtures, nursery stock, and lawn and garden supplies. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. (*Truckee, Calif.*)

■ **home occupation** (See also *cottage industry; live/work dwelling*) An occupation carried on in a dwelling unit by the resident thereof; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof. (*St. Paul, Minn.*)

A use incidental and secondary to a property's primary residential use. A home occupation use shall not change

the residential character of the property or the neighborhood and shall meet all applicable legal requirements. (*Santa Rosa, Calif.*)

An accessory use of a single-family, two-family, or multiple-family dwelling unit which complies with the requirements of [local code]. (*Fort Wayne, Ind.*)

An occupation, profession, activity or use that is clearly a customary, secondary, and incidental use of a residential dwelling unit which does not alter the exterior of the property or affect the residential character of the neighborhood. (*Northville, Mich.*)

An occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the family who resides on the premises. (*Charlottesville, Va.*)

Any activity customarily carried out for a gain by the resident, conducted as an accessory use in the resident's dwelling unit (*Tiverton Rhode Island*),

■ **home occupation, exterior activity** Storage, display, or work done in conjunction with the home occupation that does not take place within the confines of the structures on the premises. (*Loveland, Colo.*)

■ **home office** An accessory use of a residential dwelling unit, where business or office activities are conducted. Typically the office would be an ancillary use for a primary business or office use located elsewhere. (*Fort Wayne, Ind.*)

Residences of clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, real estate agents, artists, teachers, authors, musicians, or persons in other recognized professions used to conduct their professions where the office use is incidental to the residential use of the premises. (*Cudahy, Wisc.*)

■ **home produce** (See also *garden*) Everything of an agricultural nature grown, produced, conditioned, or otherwise carried on the property of the resident; also such articles as are manufactured or al-

tered by members of the household of the bona fide resident of the property. (Warner, N.H.)

■ **home rule** The principle under which local governments are broadly authorized by the state legislature to enact laws, rules, and regulations relating to their own property, affairs, and government. (*New York Planning Federation*)

■ **homeless shelter** (See also *shelter; single room occupancy (SRO)*) A facility providing temporary housing to indigent, needy, homeless, or transient persons; may also provide ancillary services such as counseling, vocational training, etc. (*Prince William County, Va.*)

An activity providing personal assistance on a nonprofit basis to individuals of an indigent status. Such assistance must include food and/or shelter and may, in addition, include religious instruction, counseling, and other incidental services customarily provided by missions. (*Rapid City, S.Dak.*)

A facility providing, without charge, single-night, temporary lodging, with or without meals, for people with no ordinary or regular home or residence address, such as cold night shelter. Such shelters shall not provide lodging on a regular basis and shall not continually provide shelter for the same individuals. Temporary shelters shall operate no more than a total of 30 days per year, a year being the period July 1 through June 30. A temporary overnight shelter shall be used only as an accessory use to a church or nonprofit agency that has been established for a period of at least 12 consecutive months and where specifically permitted in this code and shall meet the following requirements: (1) Any temporary overnight shelter for the homeless shall comply fully with the requirements of applicable state, county, and city codes, ordinances, and regulations; and (2) Any temporary overnight shelter for the homeless shall be contained within the structure of, and operated by, a not-for-profit corporation or charitable organization. (*Melbourne, Fla.*)

A structure used for temporary housing of persons in a dormitory-style setting in

which each resident lives at the shelter for a period not to exceed 60 consecutive days. (*Champaign, Ill.*)

A structure used as a day facility or temporary dwelling for transient or homeless individuals, but not including orphanages or foster homes, operated by a non-profit religious, educational, or philanthropic institution. (*Lincoln, Nebr.*)

■ **homeowner** (See also *owner*) The owner of record of any land and residential and accessory structures located thereon. (*Merrimack, N.H.*)

■ **homeowners association** An incorporated nonprofit organization operating under recorded land agreements through which: (a) each lot and/or homeowner in a planned unit or other described land area is automatically a member; (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property; and (c) the charge if unpaid becomes a lien against the property. (*Edmond, Okla.*)

An incorporated nonprofit organization operating under recorded land agreements through which: (a) each lot owner is automatically a member; and (b) each lot is automatically subject to a proportionate share of the expenses for the organization's activities, such as maintaining common property. (*Renton, Wash.*)

A community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping, or facilities. (*Lake Elsinore, Calif.*)

A community association, which is organized in a development in which individual owners share common interests in open space or facilities. (*Trenton Township, Ohio*)

■ **homesite** (See also *building site*) That portion of any lot or parcel of land covered by any structure, including but not limited to septic systems and reserve area, wells, buildings, pools, and driveways. (*Newtown, Conn.*)

■ **horse-drawn wagon path** (See also *equestrian trail*) A path or portion of a public or private right of way intended

for use by horse drawn wagons and other similar nonmotorized vehicles. (*Wayne County, Ohio*)

■ **horse farm** (See *farm, horse*)

■ **horse track** (See also *equestrian arena; racetrack*) A circular, elliptical, rectangular, oblong, or similarly shaped endless accessory structure either enclosed or outside, usually constructed of earth, used for the exercise and/or training of horses and/or driver and riders on a farm. (*Colt's Neck, N.J.*)

■ **horticulture** The use of land for the growing or production for income of fruits, vegetables, flowers, nursery stock, including ornamental plants and trees, and cultured sod. (*Jordan, Minn.*)

Having to do with the growing of fruits, vegetables, flowers, or ornamental plants. (*Boulder County, Colo.*)

■ **horticultural land** (See also *agricultural land; farmland; nursery*) Land that is a part of a horticultural unit that is actively engaged in the commercial production or growing of fruits or vegetables or nursery or floral products under a sound management program. Horticultural land includes woodland and wasteland that is a part of the horticultural unit, but the woodland and wasteland included in the unit shall be appraised under the use-value schedules as woodland or wasteland. (*Concord, N.C.*)

■ **hospice care** Any coordinated program of home care with provision for inpatient care for terminally ill patients and their families. This care is provided by a medically directed interdisciplinary team, directly or through an agreement under the direction of an identifiable hospice administration. A hospice program of care provides palliative and supportive medical and other health services to meet the physical, psychological, social, spiritual, and special needs of patients and their families, which are experienced during the final stages of terminal illness and during dying and bereavement. (*Concord, N.C.*)

■ **hospice residential care facility** (See also *health care facility*) A freestanding licensed hospice facility which pro-

vides palliative and supportive medical and other health services to meet the physical, psychological, social, spiritual, and special needs of terminally ill patients and their families in a group residential setting. (*Concord, N.C.*)

One main building, or portion thereof, on one zoning lot in which terminally ill persons live in order to receive appropriate Medicare-certified hospice services. (*St. Paul, Minn.*)

A freestanding licensed hospice facility or a designated inpatient unit in an existing health service facility which provides palliative and supportive medical and other health services to meet the physical, psychological, social, spiritual, and special needs of terminally ill patients and their families in an inpatient setting. For purposes of this article only, a hospital which has a contractual agreement with a licensed hospice to provide inpatient services to a hospice patient as defined in [state law] and provides those services in a licensed acute care bed is not a hospice inpatient facility and is not subject to the requirements in [state law] for hospice inpatient beds. (*Concord, N.C.*)

■ **hospital** (See also *clinic; health care facility; sanitarium/sanatorium*) An institution, licensed by the state department of health, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities. (*St. Paul, Minn.*)

An establishment providing physical or mental health services, inpatient or over-

night accommodations, and medical or surgical care of the sick or injured. Includes sanitariums. (*Boone County, Mo.*)

An institution where sick or injured persons are given medical care and, in the course of same, are housed overnight, fed, and provided nursing and related services. This definition shall not include drug rehabilitation facilities, halfway houses, convalescent or nursing homes, institutions for mentally ill individuals, or other similar facilities. (*Pine Bluff, Ark.*)

An institution in which patients are given medical or surgical care and which is licensed by the state to use the title "hospital" without a qualifying descriptive word. (*Santa Rosa, Calif.*)

An institution providing health services primarily for human inpatient or medical or surgical care for the sick or injured, and including the related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are integral parts of the facilities. (*Hot Springs, Ark.*)

A building designed and used for the medical and surgical diagnosis, treatment, and housing of persons under the care of doctors and nurses. Rest homes, nursing homes, convalescent homes, and clinics are not included. (*Concrete, Wash.*)

■ **hospital complex** One or more buildings, one of which must be a hospital (defined as an institution to provide medical and surgical care to the sick or injured, including operating room facilities and beds for overnight stay). A hospital complex may also include a cafeteria or restaurant, medically related heliports, nursing homes, extended care clinics, physical therapy/employee exer-

cise facilities, employee housing, temporary patient/patient family housing, and shops for medical equipment, pharmaceutical supplies, gifts, books, magazines, toiletries, flowers, candy, or similar items, provided such uses are primarily for the benefit of patients, staff, and visitors, and are located so as not to normally to attract other retail customers. A hospital complex may also include, in the same building as the hospital or in separate buildings, other health care and health-care-related services, which may include but shall not be limited to the following: health centers and child care centers, . . . optical facilities, and medical office buildings. (*Steamboat Springs, Colo.*)

■ **hospital examination room** Any room wherein special equipment may be installed for use in the examination and treatment of a patient, as distinguished from a waiting room, counseling room or office of such practitioner. (*Colts Neck, N.J.*)

■ **hostel** (See *youth hostel*)

■ **hot tub** An artificial container of water with a liquid capacity greater than 100 gallons and designed with a mechanical air injection system and/or recirculating device. These devices may filter and/or disinfect the water for reuse and are not intended to be drained between uses. (*Illinois Department of Public Health*)

■ **hotel** (See also *extended-stay hotel; motel*) A building in which lodging is provided and offered to the public for compensation, and which is open to transient guests and is not a rooming or boarding house as herein defined. (*Boone County, Mo.*)

Any building containing six or more guest rooms which are used, rented, or



hospital



hotel

hired for sleeping purposes by transient guests and with access to units primarily from interior lobbies, courts, or halls. (*Santa Rosa, Calif.*)

A building in which lodging, with or without meals, is offered for compensation but not including kitchen facilities in individual rooms. (*Johnstown, Colo.*)

A building or part thereof occupied as a more or less temporary abiding place for individuals in which the rooms are usually occupied singularly for hire and in which rooms no provisions for cooking are made, and in which building there is usually a kitchen and public dining room for the accommodation of the guests. This definition does not include an auto or trailer court or camp, sanatorium, hospital asylum, orphanage, or building where persons are housed under restraint. (*Hot Springs, Ark.*)

A building or portion thereof designed or used for the transient rental of five or more units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the general public can be provided. Not included are institutions housing persons under legal restraint or requiring medical attention or care. (*Concrete, Wash.*)

An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include but shall not be limited to conference and meeting rooms, restaurants, bars, and recreational facilities. (*Milwaukee, Wisc.*)

■ **hotel, convention** Any facility that provides a variety of services designed predominately to serve the needs of the convention business. The facility shall be permitted to have 100 square feet of floor space for associated related uses for every 100 square feet of room space. A convention hotel shall have a minimum of 150 rooms and shall provide such facilities as restaurants, lounges, meeting rooms, and similar related retail uses. A minimum of 20 percent of the rooms shall be business suites. (*Rapid City, S.Dak.*)

■ **hotel guest room** A one-story room, the size of which may not exceed 500 square feet, that is not susceptible to permanent division and which may contain a kitchen or kitchenette and not more than one bathroom, both of which must be located at the same end of the room. (*Ocean City, Md.*)

■ **hotel, residential** (See also *extended-stay hotel*) A hotel in which at least 70 percent of the accommodations are regularly used or available for occupancy of continuous periods of 30 days or more by persons who use the hotel as their primary residence. (*Milwaukee, Wisc.*)

■ **hotel, resort** (See also *resort*) One or more structures containing guest rooms and providing outdoor recreational activities. (*Rancho Mirage, Calif.*)

A hotel and accessory recreational components as well as service uses designed primarily for the convenience of guests and containing guest rooms with a maximum density of 10 guest rooms per acre and with a minimum of 10 percent of the total area maintained for landscaping. (*Monterey County, Calif.*)

A hotel, including all accessory buildings . . . and having a building site or hotel grounds containing not less than 50,000 square feet. Such hotel may have accessory commercial uses operated primarily for the convenience of the guests thereof, provided there is no street entrance directly to such commercial uses, and further provided such commercial uses shall not occupy more than 20 percent of the ground floor area of such hotel building. (*Cathedral City, Calif.*)

■ **hotel suite** One or a group of connected living or sleeping rooms, without cooking facilities. For purpose of measurement, where a suite contains more than two sleeping rooms, each two sleeping rooms shall be counted as a two-bedroom suite, and any remaining shall be counted as a one-bedroom suite. (*Pittsburgh, Pa.*)

A one-story single dwelling unit not exceeding 700 square feet of gross floor area, which may contain a kitchenette and not more than one bathroom, bedroom area, and a living area. (*Ocean City, Md.*)

■ **house moving** (See *structure, moved*)

■ **house number** (See also *address; parcel number; property numbering system*) The official street address assigned to a tax parcel. (*Wayne County, Ohio*)

■ **house of worship** (See *religious institution*)

■ **houseboat** (See also *watercraft*) A floating structure which extends beyond the ordinary high-water mark of a navigable waterway and is retained in place either by cables to the shoreline or by anchors or spudpoles attached to the bed of the waterway. (*Milwaukee, Wisc.*)

A watercraft that is not self-propelled and with a dwelling place on it for habitation by human beings and is attached either by land or floating free in the water or tied by some means to a fixed structure. (*Ormond Beach, Fla.*)

A barge equipped for use as a home or cruiser. (*Ormond Beach, Fla.*)

■ **household** (See also *family*) The person or persons occupying a dwelling unit (*Growing Smart Legislative Guidebook*).

A family living together in a single dwelling unit with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit. (*Siskiyou County, Calif.*)

A family living together in a single dwelling unit with common access to and use of all living and eating areas within the dwelling unit. (*Clarkdale, Ariz.*)

A domestic establishment including a member or members of a family or others living under the same roof. (*Sandy, Ore.*)

Any number of individuals living together on the premises as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel as defined herein. (*Vadnais Heights, Minn.*)

Any of the following groups of individuals: (1) Any number of persons related by blood, marriage or adoption, plus (a) domestic servants employed for service on the premises; (b) up to four children un-

der the age of 18 who may not be related to any or all of the other residents, but who are under the care and supervision of the adult family head; (c) any combination of (a) or (b) above, not to exceed four individuals. (2) A group including not more than two adults, together with any number of children, related by blood or legal adoption to at least one of the adults. Or (3) a group of not more than four unrelated or related and unrelated persons living together as a single housekeeping unit. (4) A household shall not include more than one individual who is required to register as a sex offender in accordance with [state law] unless related by marriage or blood. (*Golden, Colo.*)

■ **household pet** (See *animal, domestic*)

■ **housing** Any structure suitable for residence by an individual or family. (*State of Arizona*)

■ **housing, affordable** (See *affordable housing*)

■ **housing, elderly** (See *elderly housing*)

■ **housing, handicap** A multiple dwelling which is entirely accessible to physically handicapped persons, with open occupancy limited to persons who have a physical, sensory, or mental impairment which substantially limits one or more major life activities. No more than 10 percent of the occupants may be persons without an impairment as defined above. Such nonimpaired occupants must be a spouse, other blood relative, or caregiver of an impaired occupant, or have some function related to the building itself, such as caretaker or superintendent. To continue to qualify for handicap housing classification the owner or agency shall annually file with the city a certified copy of a monthly resume of occupants of such a multiple dwelling, listing the number of tenants by type of disability and clearly identifying and setting forth the relationship of all non-disabled occupants to qualified tenants, or to the building. The succeeding certificates of zoning compliance shall be granted based upon the requirements of [the local code] and the resumes of applicants selected to occupy the building. It shall be publicly displayed on the building premises and

shall set forth the zoning requirements of disability limitations and relationships, lot size, and number of units. A deed restriction irrevocable during the life of the building unless additional property is acquired to make the building comply with the zoning requirements for ordinary multiple dwellings, shall be recorded against the property on which the handicap housing structure is to be located. A certified copy of said deed restriction showing the recorded stamp of the registrar of deeds or the registrar of titles shall be filed with the application for conditional use permit. Nothing in this definition shall prevent a state-licensed residential facility serving seven through 16 persons from being considered a multiple dwelling in any zoning district where handicap housing is not a permitted or conditional use. (*Robbinsdale, Minn.*)

■ **housing, low-income** Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy for households with a gross household income that does not exceed 50 percent of the median gross household income for households of the same size within the housing region in which the housing is located. (*Growing Smart Legislative Guidebook*)

■ **housing, middle-income** Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 80 percent but does not exceed [specify a number within a range of 95–120] percent of the median gross household income for households of the same size within the housing region in which the housing is located. (*Growing Smart Legislative Guidebook*)

■ **housing, moderate-income** Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is

greater than 50 percent but does not exceed 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located. (*Growing Smart Legislative Guidebook*)

Housing reserved for occupancy or ownership by persons or households whose annual gross income does not exceed 100 percent of the area median household gross income for households of the same size in the metropolitan statistical area, as defined by the U.S. Department of Housing and Urban Development. (*Concord, N.C.*)

■ **housing project** Any undertaking related to real property, structures, or improvements in a housing development area, for the purpose of establishing housing and other facilities necessary or incidental to the housing and primarily for the use of those residing in the housing. (*State of Arizona*)

■ **housing region** That geographic area that exhibits significant social, economic, and income similarities, and which constitutes to the greatest extent practicable, the applicable primary metropolitan statistical area as last defined and delineated by the United States Census Bureau. (*Growing Smart Legislative Guidebook*)

■ **housing, short-term rental** (See also *cabin; summer home*) Any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days; a short-term rental shall not contain more than four bedrooms. . . . (*Salt Lake County, Utah*)

A transient vacation rental or use in which overnight accommodations are provided in dwelling units to guests for compensation, for periods of less than 30 days. (*Maui County, Hawaii*)

The rental of single-family or individual multifamily dwellings for overnight or vacation lodging. (*Truckee, Calif.*)

■ **housing, substandard** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing. (*California Planning Round-table*)

■ **housing, temporary employment** (See also *farm work dwelling*) Housing for employees of an isolated industrial, mining, highway, utilities, or agricultural use where those employees occupy the housing on a seasonal basis not more than six months per year. This development may occur on a single parcel or multiple parcels. (*Washoe County, Nev.*)

■ **housing, transitional** (See *transitional housing shelter*)

■ **housing, very-low-income** Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located. (*Growing Smart Legislative Guidebook*)

■ **human habitation** That which provides sleeping, eating, sanitary, or related facilities required for human needs. (*Bayfield County, Wisc.*)

Capable of being inhabited by humans in a manner which is in general conformance with the provisions of applicable housing codes or laws. (*Woodside, Calif.*)

■ **human scale** The perceived size of a building relative to a human being. A building is considered to have good human scale if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows, and balconies are elements that respond to the size of the human body, so these elements in a building indicate a building's overall size. (*Burien, Wash.*)

■ **human services planning** (See *social service definitions*)

■ **hunting club** (See also *game breeding and shooting preserve; gun club*) Areas reserved for public or private hunting of wildlife, fishing, and accessory structures in support of those activities. (*Truckee, Calif.*)

■ **hydraulic reach** (See also *watercourse reach*) That portion of a river or stream

extending from one significant change in the hydraulic character of the river or stream to the next significant change. These changes are usually associated with breaks in the slope of the water surface profile, and may be caused by bridges, dams, expansion and contraction of the water flow, and changes in streambed slope or vegetation. (*Cudahy, Wisc.*)

A designated length of river, stream, or lake where the storage of flood waters therein has been taken into account to reduce the regulatory flood discharge. Major man-made or natural changes in the river character, limits of political jurisdiction, or a change in the flood-routing technique used to determine the storage and translation of a flood wave through the area of interest may be used to define the end of a hydrologic reach. (*Milwaukee, Wisc.*)

■ **hydroelectric power plant** (See *power plant, hydroelectric*)

■ **hydrologic cycle** The movement of water through the environment on, above and below the surface of the earth. (*Temple Terrace, Fla.*)

■ **hydrology** The science of dealing with the properties, distribution, and circulation of water. (*Concord, N.C.*)

■ **hypermarket** (See *big-box retail establishment*)

i

■ **ice cream parlor** (See *restaurant, specialty*)

■ **ice cream truck** (See also *vending cart*) Every motor vehicle in which ice cream, popsicles, ice sherbets, or frozen desserts of any kind are carried for the purposes of selling at retail sale on the city streets. (*Rochester, Minn.*)

■ **illumination, direct** (See *lighting, direct illumination*)

■ **illumination, indirect** (See *lighting, indirect illumination*)

■ **impact** (See also *externalities*) The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions. (*California Planning Roundtable*)

The effect on the local public facilities in a given area produced by the additional population attracted by development. (*Boise City, Idaho*)

■ **impact, significant** An impact that is reasonably determined . . . to result in the need for system improvement, the cost of which will significantly exceed the sum of the development impact fees to be generated from the project of the sum agreed to be paid pursuant to a development agreement . . . or result in the need for system improvements that are not identified in the capital improvements plan. (*Boise City, Idaho*)

■ **impact fee** (See also *development exaction*) A payment of money imposed by [the city] on development activity pursuant to this chapter as a condition of granting development approval and/or a building permit in order to pay for the planned facilities needed to serve new growth and development activity. "Impact fee" does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, the cost of reviewing independent fee calculations, or the administrative fee required for an appeal. . . . (*Mount Vernon, Wash.*)

A fee, also called a development fee, levied on the developer of a project by a city, county,

or other public agency as compensation for otherwise-unmitigated impacts the project will produce. [State code] specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund. (*California Planning Roundtable*)

A fee levied on the developer or builder of a project by the county or other public agency as compensation for otherwise unmitigated impacts the project will produce. (*Jefferson County, Colo.*)

A fee charged by local governments to developers as a total or partial reimbursement for the cost of providing additional facilities or services needed as a result of new development (e.g., wider roads, new sewers, etc.). (*Homestead, Fla.*)

■ **impact fee, park** The impact fee designated to pay for publicly owned parks, open space, and recreational facilities. (*Mount Vernon, Wash.*)

■ **impact fee, school** The impact fee designated to assist in the funding for acquisition and development of school facilities needed to serve new growth and development, to be owned and operated by school district. (*Puyallup, Wash.*)

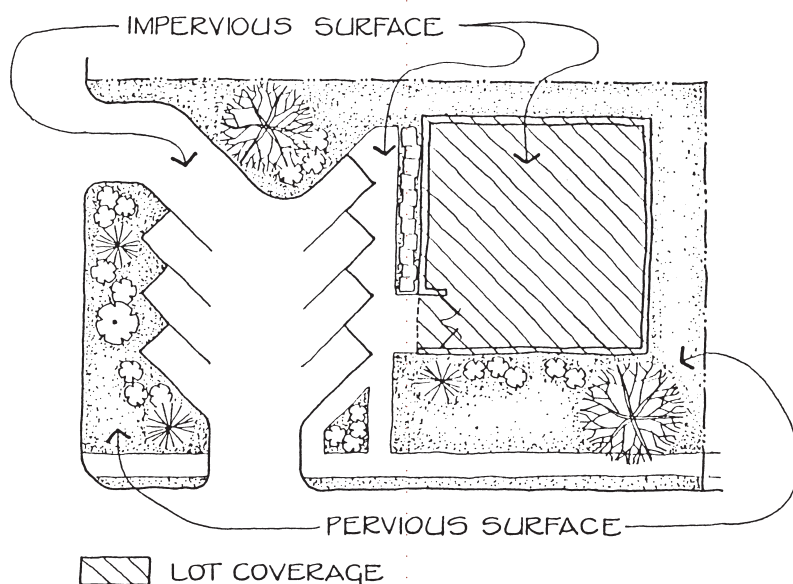
■ **impact fee, transportation** The impact fee designated to pay for pub-

lic streets and roads. (*Mount Vernon, Wash.*)

A payment of money required from development, as a condition of development approval, to pay for transportation facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for transportation facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. A transportation impact fee may be used to pay for system improvement costs previously incurred by the city, to the extent that new growth and development will be served by the previously constructed improvements, provided such fee shall not be imposed to make up for any system improvement deficiencies. A transportation impact fee does not include a reasonable permit or application fee. (*Redmond, Wash.*)

■ **impact, minor** Development or redevelopment activities...that result in little or no land disturbance such as second-story additions, maintenance of existing structures, or interior renovations or remodeling. (*Cecil County, Md.*)

■ **impervious surface** (See also *built-upon area; pervious surface*) Any hard-surfaced, man-made area that does not readily absorb or retain water, including



impervious surface

but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas. (*Lake County, Ill.*)

Any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle, including but not limited to roof tops excepting eaves, swimming pools, paved or graveled roads, and walkways or parking areas and excluding landscaping, surface water retention/detention facilities, access easements serving neighboring property, and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of [county] requirements to site features over which the applicant has no control. (*King County, Wash.*)

Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. "Impervious area" shall include graveled driveways and parking areas. (*Sandy, Ore.*)

A surface consisting of asphalt, concrete, roofing material, brick, paving block, plastic, or other similar material which does not readily absorb water. (*Bayfield County, Wisc.*)

Any material which prevents, impedes, or slows infiltration or absorption of storm water directly into the ground at the rate of absorption of vegetation-bearing soils, including building, asphalt, concrete, gravel, and other surfaces. (*Traverse City, Mich.*)

■ **impervious surface coverage** The percentage of the area of a lot that is covered by impervious surface. (*Burien, Wash.*)

■ **impervious surface ratio** The area of impervious surface less those areas used exclusively for pedestrian circulation or outdoor recreational facilities divided by the gross site area. (*Traverse City, Mich.*)

A mathematical expression determined by dividing the total impervious surface of a site by the gross area of the site. (*Temple Terrace, Fla.*)

A measure of the intensity of land use, determined by dividing the total of all impervious surfaces on a site by the gross site area. (*Island County, Wash.*)

A ratio derived by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of stormwater by the total horizontal area of the lot. Impervious surfaces include but are not limited to roofs, streets, sidewalks, and parking lots paved with asphalt, concrete, compacted sand, compacted gravel, or clay. (*Nashville and Davidson County, Tenn.*)

■ **implementation plan** A document of steps or a scheme of action to ensure attainment of planning, development, and environmental quality standards within a specific time period. (*Prince George's County, Md.*)

■ **impound yard** (See *automobile impound facility*)

■ **improvement** (See also *public improvement*) Any building, structure, bridge, work of art, area, parking facility, public facility, fence, gate, wall, landscaping, or other object constituting a physical addition to real property, or any part of such addition. (*Champaign, Ill.*)

Alterations to any structure that: do not change the intensity of its use; do not increase either the gross floor area, height, or bulk of the structure by more than 10 percent; do not block or impede public access; and do not result in a seaward encroachment by the structure. (*Imperial Beach, Calif.*)

The construction of streets and all related appurtenances, bridges, utilities, pedestrianways, bikeways, equestrian trails, or landscaping and irrigation in connection with an approved development or public works project, whether involving the subdivision of land or not. (*San Juan Capistrano, Calif.*)

Any man-made, immovable item which becomes part of, is placed upon, or is affixed to land. (*Temple Terrace, Fla.*)

Street pavements or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, drains, street lights, flood control

and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of undeveloped land into building sites. (*Wayne County, Ohio*)

■ **improvement, exterior** Upgrades in aesthetics, function, or worth of the outside surface(s) or components of a structure. Such improvements may include but are not limited to structural alteration for the expansion or addition of doors, windows, or the replacement of basement/foundation walls and footings. Complete siding or a complete change in siding materials will require a land use permit. (*Bayfield County, Wisc.*)

■ **improvement, internal** Upgrades in aesthetics, function, or worth of the interior surface(s) or components of a structure. Such improvements may include but are not limited to replacement or the addition of interior doors, cabinets, drywall, insulation, or plumbing, heating, and electrical system components. (*Bayfield County, Wisc.*)

■ **improvement, off-site** Improvements required to be made off-site as a result of an application for development including but not limited to streets, water, drainage, or sewer line improvements. (*Clarkdale, Ariz.*)

■ **improvement plan** (See also *capital improvements program*) Engineering drawings intended to be used in the construction of street, trail, water, sewer, drainage, drainage facilities, landscape facilities, and appurtenances. (*San Juan Capistrano, Calif.*)

Plans, profiles, cross sections, and other required details for the construction of public improvements, prepared by a civil engineer in accordance with the approved preliminary plat and in compliance with standards of design and construction approved by the council. (*Sedona, Ariz.*)

■ **improvement standards** A set of regulations adopted by the council setting forth the details, specifications, and instructions to be followed in the planning, design, and construction of certain required improvements to property. (*Sedona, Ariz.*)

■ **improvement, substantial** Any maintenance, repair, structural modification, addition, or other improvement of a site, the cost of which within any 60-month period equals or exceeds 50 percent of the assessed value of the buildings on the site, either before the maintenance, repair, modification, or addition is started or before the damage occurred, if the building has been damaged and is being restored. (*Burien, Wash.; Temple Terrace, Fla.*)

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the fair market value of the structure. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either: (1) any project for the improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or (2) any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places. (*Temple Terrace, Fla.*)

■ **incentive zoning** (See also *bonus provision; density bonus; development incentive*) The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project. (*California Planning Roundtable*)

The process whereby a developer may be granted additional development capacity in exchange for the developer's provision of a public benefit or amenity as may be specified in this zoning code. (*Newport, R.I.*)

The granting by the approving authority of additional development capacity in exchange for a public benefit or amenity. A quid pro quo—more development for

a benefit, the need for which may not necessarily be created by the development itself. (*Clarkdale, Ariz.*)

The granting of additional development possibilities because of the developer's provision of a public benefit. (*Wisconsin Department of Natural Resources*)

A system under which a property developer is granted an increase in permitted density in exchange for providing low and moderate income housing (*Long Beach, Calif.*)

The process whereby additional development capacity is granted in exchange for a developer's provision of a public benefit or amenity as specified in this ordinance. (*Tiverton, R.I.*)

■ **incidental remunerative activities** (See also *home occupation*) Incidental gainful activities which are customarily carried on in the home by its bona fide residents, but not rising to the level of a home occupation, such as baby-sitting, giving individual music lessons, the operation of a day care home as defined herein, and the like, as interpreted by the zoning officer. In the event that the zoning officer later concludes that the activity goes beyond the bounds of an incidental, customary, remunerative activity, or in the event that any citizen objects to the operation of a day care home, then the matter shall be referred to the zoning board of adjustment, and the particular use thus questioned shall henceforth be permitted only if approved as a home occupation by the zoning board of adjustment. (*Tuscaloosa, Ala.*)

■ **incineration** (See *waste incineration*)

■ **incinerator facilities** (See *waste incinerator facilities*)

■ **inclusionary zoning** (See also *exclusionary zoning*) A development containing [at least 20 percent] low- and moderate-income dwelling units. This term includes, but is not necessarily limited to, the creation of new low- and moderate-income dwelling units through new construction, the conversion of a nonresidential structure to a residential structure, and/or the gut rehabilitation of a vacant residential structure. (*Growing Smart Legislative Guidebook*)

Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums. (*California Planning Roundtable*)

■ **incompatible land use** (See *land use, conflicting*)

■ **incorporation** (See *municipal incorporation*)

■ **incubator** (See *business incubator*)

■ **indoors** Within a building which has a roof composed of weatherproof material and which is enclosed on at least 65 percent of its perimeter with exterior walls composed of weatherproof materials. (*San Jose, Calif.*)

■ **industrial** (See also *manufacturing*) Of, relating to, concerning, or arising from the assembling, fabrication, finishing, manufacturing, packaging, or processing of goods, or mineral extraction. (*Limington, Maine*)

■ **industrial assembly** (See also *manufacturing*) The fitting or joining of parts of a mechanism by means of fasteners, nuts and bolts, screws, glue, welding, or other similar technique. Industrial assembly does not include the construction, stamping, or reshaping of any of the component parts. (*Waukesha, Wisc.*)

■ **industrial district** That portion of the city with designated land uses characterized by production, manufacturing, distribution, or fabrication activities. Ordinarily these areas have few pedestrians and a low parking turnover, but there is a large amount of truck and trailer traffic. Those portions of the city with the following zoning designations are considered for purposes of the street standards and subdivision regulations as industrial: light industrial, medium industrial, and heavy industrial. (*Renton, Wash.*)

■ **industrial park** A planned, coordinated development of a tract of land with two or more separate industrial buildings. Such development is planned, designed,

constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, building design, orientation, and open space. (*Mankato, Minn.*)

A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services in attractive surroundings among compatible neighbors. Industrial parks may be promoted or sponsored by private developers, community organizations, or government organizations. (*Pine Bluff, Ark.*)

A tract of land, the control and administration of which are vested in a single body, suitable for industrial use because of location, topography, proper zoning, availability of utilities, and accessibility to transportation. The uses permitted may be regulated by protective minimum restrictions (covenants), including the size of the site, parking, and loading regulations, and building setback lines from front, side, and rear yards that may be more restrictive than this chapter. (*Perryville, Mo.*)

An area planned for occupancy for more than one industrial establishment with shared common areas. (*Chelsea, Mass.*)

A large tract of land that has been planned, developed, and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility. (*Altoona, Iowa; Bondurant, Iowa*)

A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services in attractive surroundings among compatible neighbors. Industrial parks may be promoted or sponsored by private developers, community organization, or governmental organizations. (*Stevens Point, Wisc.*)

■ **industrial park, planned** A development of land, used primarily for industrial and related uses, that is under unified control and is planned and de-

veloped as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open space, and other site features and improvements. (*Rockford, Mich.*)

■ **industrial performance standard** (See *performance standard*)

■ **industrial processing** (See also *manufacturing*) The series of continuous actions that changes one or more raw materials into a finished product. Examples of industrial processing include but are not limited to: chemical processing as in the processing of photographic materials; a special processing method such as processing butter or cheese; or mechanical processing such as packaging a base product. (*Waukesha, Wisc.*)



industry

■ **industrial services** Establishments providing industrial services to individuals or businesses. This classification includes dry cleaning plants; metal, machine, and welding shops; cabinetry and woodworking shops; furniture upholstery shops; and similar business engagements in custom fabrication and repair. (*San Jose, Calif.*)

■ **industrial subdivision** (See *subdivision, nonresidential*)

■ **industrial waste** (See *waste, industrial*)

■ **industrialized building** A building assembly or system of building subassemblies manufactured in its entirety, or in substantial part, off-site and transported to the point of use for installation or erec-

tion, with or without other specified components, as a finished building or as a part of a finished building comprising two or more industrialized building units. (*Ocean City, Md.*)

■ **industrialized unit** A building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as a part of a greater structure and that requires transportation to the site of intended use. "Industrialized unit" includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. "Industrialized unit" does not include a manufactured or mobile home as defined herein. (*Archbold, Ohio*)

■ **industry** (See also *manufacturing definitions*) The manufacture, fabrication, processing, reduction, or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, and includes storage elevators, truck storage yards, warehouses, wholesale storage, and other similar types of enterprise. (*Palm Desert, Calif.*)

A business use or activity at a scale greater than home industry involving manufacturing, fabrication, assembly, warehousing, and/or storage. Examples of industrial uses include sawmills and boat building. (*Island County, Wash.*)

The manufacture, fabrication, processing, or reduction of any article, substance, or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof. In addition, it shall include trucking facilities, warehousing, storage facilities, businesses serving primarily industry, and similar enterprises. (*Lake Elsinore, Calif.*)

Storage, repair, manufacture, preparation or treatment of any article, substance, or commodity. (*Waukesha, Wisc.*)

Any use in which the major activity is the treatment, processing, rebuilding, repairing, or bulk storage of material, products, or items, and where the finished product is not acquired by the ultimate user on the premises. (*Mishawaka, Ind.*)

Any department or branch of art, occupation, or business conducted as a means of livelihood or for profit, especially one which employs much labor and capital and is a distinct branch of trade. (*Sunnyside, Wash.*)

■ **industry, heavy** Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. (*Blacksburg, Va.*)

or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. (*Easton, Md.*)

Uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. "Heavy industry" shall also mean those uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, truck terminals, public works yards, and container storage. (*Loveland, Colo.*)

■ **industry, light** Research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semifinished products from previously prepared materials, which activities are conducted wholly within an enclosed building. Finished or semifinished products may be temporarily stored outdoors pending shipment. (*Cecil County, Md.*)

A use engaged in the manufacture, predominantly from previously prepared

Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc. A machine shop is included in this category. Also included is the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, fish tanks and supplies, food, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, and any other product of a similar nature. (*Blacksburg, Va.*)

A use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). Warehousing, wholesaling, and distribution of the finished products produced at the site is allowed as part of this use. (*Burien, Wash.*)

Uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, or distribution of such products. Further, "light industrial" shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories, or the like. "Light industrial" shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal, or related industries. (*Loveland, Colo.*)

Any operation which assembles, improves, treats, compounds, or packages goods or materials in a manner which does not create a noticeable amount of



heavy industry

A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage

materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. (*Easton, Md.*)

noise, dust, odor, smoke, glare or vibration outside of the building in which the activity takes place, which does not require outside storage or goods or materials, and which does not generate (in the opinion of the city council) objectionable amounts of truck traffic. (*Vadnais Heights, Minn.*)

■ **industry, medium** Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, etc. (*Blacksburg, Va.*)

■ **infill development** (See also **tear-down**) Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements than would be required for infill development. The use of infill development, among others, promotes the best use of resources and also will tend to have a positive impact upon the tax and other fiscal policies. (*Topeka, Kans.*)

Development of vacant, skipped-over parcels of land in otherwise built-up areas. Local governments are showing increasing interest in infill development as a way of containing energy costs and limiting costs of extending infrastructure into newly developing areas. Infill development also provides an attractive alternative to new development by reducing loss of critical and resource lands to new development and by focusing on strengthening older neighborhoods. (*King County, Wash.*)

The construction of a building on a vacant parcel located in a predominately built up area. The local zoning regulations determine whether the new building fits harmoniously into the neighborhood. (*New York City, N.Y.*)

The use of vacant land, the reuse or change of use of a previously developed parcel or group of parcels, or the intensification of use or change of use by remodeling or renovating an entire structure. Infill development can be on land having one or more of the following characteristics: (1) was platted or developed more than 25 years ago; (2) is in a subdivision that is more than 80 percent built out and that was platted more than 15 years ago; (3) is bounded on two or more sides by existing development; (4) is within a Historic Preservation District; (5) is within an unplatted area that contains lots of two and one-half acres or less where 80 percent or more of the lots or tracts are developed and have been for at least 15 years; (6) is within a blighted area as defined by state law; (7) contains an original structure or use that is no longer viable or which is not economically feasible to renovate; (8) contains an existing structure that does not comply with current building and/or zoning code requirements; (9) the lot does not comply with current zoning code requirements or is in an area with inadequate or antiquated platting; (10) is in an area that is currently served by inadequate infrastructure for its planned reuse. (*Tulsa, Okla.*)

Construction on an existing street in an existing neighborhood in which the existing house on the lot is torn down and replaced by a new house. (*Lexington, Mass.*)

The development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed. (*Golden, Colo.*)

■ **infill site** Any vacant lot or parcel within developed areas of the city, where at least 80 percent of the land within a 300-foot radius of the site has been developed, and where water, sewer, streets, schools, and fire protection have already been developed and are provided. Annexed ar-

eas located on the periphery of the city limits shall not be considered as infill sites. (*Boise City, Idaho*)

Land that is largely vacant and underdeveloped within areas that are already largely developed. (*Santa Rosa, Calif.*)

■ **infiltration** The downward movement or seepage of water from the surface to the subsoil and/or groundwater. The infiltration rate is expressed in terms of inches per hour. (*Grand Traverse County, Mich.*)

■ **infiltration facility** (See also **stormwater definitions**) A structure or area that allows stormwater runoff to gradually seep into the ground (e.g. french drains, seepage pits, infiltration basin, dry well, or perforated pipe). (*Grand Traverse County, Mich.*)

■ **inflow** (See also **sewer definitions**) Water, other than wastewater, that enters a sewer system (including sewer service connections) from sources such as but not limited to roof leaders, cellar drains, yard drains, area drains, drains from springs and swamping areas, manhole covers, cross connections between storm sewers and sanitary sewers, catch basins, cooling towers, stormwaters, surface runoff, street wash waters, or drainage. (*Indian River County, Fla.*)

■ **infrastructure** Facilities and services needed to sustain industry, residential, commercial, and all other land-use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc. (*Redmond, Wash.*)

The basic facilities such as roads, schools, power plants, transmission lines, transportation, and communication systems on which the continuance and growth of a community depends. (*Washoe County, Nev.*)

Streets, water and sewer lines, and other public facilities necessary to the functioning of a community. (*Handbook for Planning Commissioners in Missouri*)

Facilities and services needed to sustain development and land-use activities including but not limited to utility lines,

streets, fire stations, parks, schools, and other public facilities. (*Clarkdale, Ariz.*)

Any and all of the public facilities and services needed for development of a lot or parcel of land. (*Lake Elsinore, Calif.*)

Those man-made structures which serve the common needs of the population, such as: potable water systems; wastewater disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas, or other utilities; bridges; roadways; bicycle paths or trails; pedestrian sidewalks, paths, or trails; and transit stops. (*Loveland, Colo.*)

Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; docks; bridges and roadways. (*Temple Terrace, Fla.*)

■ **ingress** (See also *egress*) Access or entry point or entrance. (*Champaign, Ill.*)

■ **inn** (See also *hotel; motel*) Any building or group of buildings in which there are five or fewer guest rooms, used for the purpose of offering public lodging on a day-to-day basis, not including a bed and breakfast home. (*Valdez, Alaska*)

A multiple-unit building, with more than three and up to 20 guest rooms, where overnight lodging and meals are provided for compensation. Meals include breakfast, lunch, and dinner served only to guests who are provided overnight lodging. (*Deschutes County, Ore.*)

A building, which contains a dwelling unit occupied by an owner or resident manager, in which up to 10 lodging rooms or lodging rooms and meals are offered to the general public for compensation, and in which entrance to bedrooms is made through a lobby or other common room. "Inn" includes such terms as "guest house," "lodging house," and "tourist house." (*Limington, Maine*)

An existing structure where for compensation and only by prearrangement for definite periods, lodging and meals for transients are provided. Such uses are

limited to 10 rooming units excluding resident manager quarters. (*Rock Hall, Md.*)

■ **inoperable vehicle** (See *motor vehicle, inoperable*)

■ **inoperative** Incapable of functioning or producing activity for mechanical or other reasons. (*Truckee, Calif.*)

■ **institution** A facility that provides a public service and is operated by a federal, state, or local government, public or private utility, public or private school or college, church, public agency, or tax-exempt organization. (*Island County, Wash.*)

An establishment providing residence and aid to persons for charitable, educational, corrective, or religious purposes. (*Hot Springs, Ark.*)

An organization established to serve a social, educational, or religious purpose, such as a hospital, school, or church. (*Richland, Wash.*)

A group of buildings or structures that are under common or related ownership, that are located in a contiguous area, notwithstanding rights-of-ways; that contain two or more different uses as integral parts of the functions of the organization, such that different structures contain different primary uses; and that contain a combined minimum of 100,000 total square feet of gross floor area. (*Pittsburgh, Pa.*)

A building or premises occupied by a nonprofit corporation or a nonprofit establishment for public use. (*Mishawaka, Ind.; Troy, Ohio*)

■ **institutional use** (See also *quasi-public use*) Public and public/private group use of a nonprofit nature, typically engaged in public service (e.g., houses of worship, nonprofit cultural centers, charitable organizations). (*Palm Beach, Fla.*)

A nonprofit or quasi-public use, such as a religious institution, library, public, or private school, hospital, or government-owned or government-operated structure or land used for public purpose. (*Champaign, Ill.; Lake Elsinore, Calif.*)

■ **intelligent vehicle highway system** (See also *transportation systems, smart technology*) A multilevel cooperative

public/private effort to develop and implement new technologies to improve transportation efficiencies. (*Maricopa County, Ariz.*)

Technological innovations developing or applying electronics, communications and information processing technologies to improve the efficiency and safety of surface transportation systems. Such technology may include systems that alert authorities to emergency situations, on-board navigation systems for vehicles, electronic collection of tolls and transit fares, traffic management centers that can adjust speed limits, traffic signals and road access and electronic monitoring of vehicles. (*Southeast Michigan Council of Governments*)

■ **intensification of use** A change in the use of a site or structure where the new or modified use is required by [local law] to provide more off-street parking spaces than the former use or the owner/operator implements a change in the operational characteristics of the use (e.g., increase in the number of days or hours of operation) which have the ability to generate more activity on the site. (*Truckee, Calif.*)

To alter the character of a use to the extent that the use generates new or different impacts on the health, safety, or welfare of the surrounding neighborhood, including but not limited to the level or amount of traffic, noise, light, smoke, odor, vibration, outside storage, or other similar conditions associated with the use. (*Milwaukee, Wisc.*)

■ **intensity** (See also *density definitions; development, high-intensity*) Relative measure of development impact as defined by characteristics such as the number of dwelling units per acre, amount of traffic generated, and amount of site coverage. (*Sandy, Ore.*)

The degree to which land is occupied or the density of development. (There is no single measure of the intensity of land use. Rather, a land use is relatively more or less intense than another use. Generally, a particular use may be more intense due to one or more characteristics, such as traffic generated, amount of impervi-

ous surface, bulk of the structures, number of employees, density, or nuisance such as pollution, noise, light, etc.) (*Temple Terrace, Fla.*)

The comparative degree of perceived increase or exaggeration from one use or condition to a proposed use or condition as it applies to parking needs, traffic patterns, visual magnitude, or altered atmosphere or character on a particular parcel of land. (*Ephraim, Wisc.*)

The level of concentration of activity occurring on a site or in an area. Intensity is often used interchangeably with density. (*Scottsdale, Ariz.*)

The degree to which land is used referring to the levels of concentration or activity in uses ranging from uses of low intensity, e.g., agricultural and residential, to uses of highest intensity, e.g., heavy industrial uses. High intensity uses are normally uses that generate concentrations of vehicular traffic and daytime population and are less compatible with lower intensive uses. (*Norfolk, Neb.*)

The degree to which land is used, measured by a combination of the type of land used and the amount of land or floor area devoted to that use. (*Chapel Hill, N.C.*)

■ **intensity of use** (See also *density definitions*) The number of dwelling units per acre for residential development and the floor area ratio (FAR) for nonresidential development, such as commercial, office, and industrial. (*Pittsburgh, Pa.*)

The number of square feet of development per acre by land use type with respect to non-residential land uses. (*Concord, N.C.*)

■ **intensity system** An organized and comprehensive system for determining or controlling the intensity with which land is developed, replacing conventional fixed yard, height, spacing, etc., and density (i.e., lot area per dwelling unit) controls with more sensitive regulatory devices. The heart of the system is a land-use-intensity scale that establishes ratios to be applied to gross land area in determining maximum residential floor area, minimum total livability and recreation open space requirements, and ratios

based on number of dwelling units to determine parking requirements. Developed in the mid-1960s by the U.S. Federal Housing Administration, LUI has been adapted as a control device for the planned residential development provisions of some zoning ordinances. Partly because of its complexity, but also because of its unconventional innovations, its use has been very limited. (*American Planning Association*)

■ **interchange** (See also *highway; street*) The road improvement providing transfer of motor vehicles from one roadway to another. (*Interstate 81 Corridor Council*)

A grade separated intersection with one or more turning lanes for travel between intersection legs. (*Racine County, Wisc.*)

■ **interchange plan** The plan that contains official policies developing the interchange study area. (*Interstate 81 Corridor Council*)

■ **interchange study area** A potential interchange area studied for its features and characteristics, suggesting development because of its critical economic and overall impact in the local community and region. (*Interstate 81 Corridor Council*)

■ **intergovernmental agreement** A contractual agreement between the [jurisdiction] and another governmental entity. IGAs with municipalities are the [jurisdiction's] primary means of achieving coordinated planning for the areas adjacent to town limits. The agreements define appropriate future urban areas and establish standards and procedures for development in these areas. . . . (*Larimer County, Colo.*)

■ **interim use** A temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer permit it. (*Hopkins, Minn.*)

■ **interim zone of influence** A procedure for the exchange of information on certain proposed land uses between a city or town and the county, and for the resolution of conflicts between the plans, policies, and development standards of such jurisdictions, pursuant to interlocal agree-

ment. If this procedure is used, it shall be for a specified period not to exceed 18 months to permit the participating jurisdictions to establish a zone of influence. (*Island County, Wash.*)

■ **interim zoning** (See also *holding zone; moratorium*) A device to freeze or severely restrict development for a short period during which a comprehensive plan for an area or a new set of zoning regulations is prepared. Interim zoning has three main purposes: it permits planning and ordinance writing to proceed relatively free of development pressures; it prevents uses that will not conform to the adopted ordinances; and it engenders public debate on the issues. When the controls have been found to be a subterfuge for a more-or-less permanent effort to halt growth, the courts have thrown them out. (*American Planning Association*)

In a community that has not been zoned, the use of a stop-gap zoning ordinance is sometimes used to preserve the existing pattern of land development, usually by limiting new commercial or industrial uses to areas where such uses are already found. (*Handbook for Planning Commissioners in Missouri*)

A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning. (*California Planning Roundtable*)

■ **interior decorating establishment** A commercial establishment from where professional home interior decorating services are provided. The on-site retail sale of furniture and other home furnishings to the general public shall not be offered; however, cloth, wallpaper, and paint samples may be provided. (*Badin, N.C.*)

[T]he identification, research, or development of creative solutions to problems relating to the function or quality of the interior environment; performance of services relating to interior spaces, including programming, design analysis, space planning of non-load-bearing interior construction, and application of aesthetic principles, by using specialized knowl-

edge of interior construction, building codes, equipment, materials, or furnishings; or preparation of interior design plans, specifications, or related documents about the design of non-load-bearing interior spaces. (*State of Texas*)

■ **interjurisdictional agreement** (See also *joint powers authority*) A contractual or other formal agreement between two or more political jurisdictions that results in a cooperative action or activity. (*New Jersey State Plan*)

■ **interpretative center** (See also *historic preservation resource center; visitor center*) Basic, low-intensity facilities for the education of the public related to areas containing valuable resources warranting protection, including simple bulletin boards, exhibit shelters, and interpretive signs. (*Rancho Mirage, Calif.*)

■ **intersection** (See *street intersection*)

■ **inverse condemnation** (See *condemnation, inverse*)

■ **irrigated** Watered by an artificial or controlled means, such as sprinklers, furrows, ditches, or spreader dikes. An area or tract is irrigated if it is currently watered, or has established rights to use water for irrigation from a water or irrigation district or other provider. (*Deschutes County, Ore.*)

■ **irrigation ditch** (See also *ditch*) A long narrow excavation dug in or placed on grade for carrying water. (*Boulder County, Colo.*)

■ **irrigation facilities** Canals, laterals, ditches, conduits, gates, pumps, and allied equipment necessary for the supply, delivery and drainage of irrigation water and related construction, operation, and maintenance. (*Sedona, Ariz.*)

■ **irrigation overspray** Irrigation water that sprays beyond the area it is intended to service. (*San Juan Capistrano, Calif.*)

■ **irrigation system** A permanent, artificial watering system designed to transport and distribute water to plants. (*Indian River County, Fla.*)

Method of supplying water (which can be manually or mechanically controlled) to a needed area. (*Sandy, Ore.*)

The methods of supply and application of water other than natural rainfall. (*Indian River County, Fla.*)

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■ **jail** (See also **correctional facility**) A facility established in conjunction with a law enforcement or public safety building, established for the temporary detention of adult or juvenile persons while being processed for arrest or detention by law enforcement. Such facilities do not include lodging or food service facilities to facilitate a stay longer than necessary for processing of the arrest. Holding facilities do not include detention, correctional, or release facilities. (Peoria, Calif.)

■ **jetty** (See also **breakwater**; **seawall**) An artificial barrier perpendicular to the shoreline used to change the natural littoral drift to protect inlet entrances from clogging by excess sediment, or to protect a harbor area from storm waves. (Seattle, Wash.)

■ **jewelry store** (See also **retail sales establishment**, **specialty**) Shops that sell new merchandise primarily and some used merchandise from estate sales or reconstitute precious metals they purchase into jewelry forms that are sold at retail on the premises. (Las Vegas, Nev.)

■ **jobs/housing balance** (See also **linkage**) The availability of affordable housing for employees. (California Planning Roundtable)

■ **jobs/housing ratio** (See also **linkage**) The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute. (California Planning Roundtable)

■ **joint powers authority** (See also **interjurisdictional agreement**) A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units. (California Planning Roundtable)

■ **joint-use development** The development of two or more adjacent zoning lots located in the same zoning district and used for a single, unified project or development. (Maui County, Hawaii)

■ **junk** Scrap or waste material of whatsoever kind or nature collected or accumulated for resale, disposal, or storage. (Homestead, Fla.)

Worn-out, cast-off, or discarded articles or materials that have been collected or stored for salvage, destruction, or conversion to some use, but not including articles or material that, unaltered or unchanged and without further reconditioning, can be used for its original purpose as readily as when new. (Quincy, Mass.)

Any scrap, waste, worn out, discarded material or debris collected or stored for destruction, disposal or some other use. (Clarkdale, Ariz.)

Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances, and yard debris. (Rockford, Mich.)

Scrap and old iron, steel, chain, brass, copper, magnesium, aluminum, tin, lead, or other base metals; scraps of woolens, clips, bagging, rubber, and glass, and empty bottles of different kinds and sizes when the number of each kind or size is less than one gross; wrecked, or dilapidated motor vehicles, engines, [and] machinery stored or held; and all articles and things discarded or no longer used as a manufactured article composed of or consisting of any one or more of the materials or articles herein mentioned. (Charleston, Ill.)

■ **junk dealer** Any person who buys, exchanges, collects, receives, stores, or sells any article defined as junk or salvage. (Columbus, Ohio)

■ **junk storage** (See also **waste**, **bulk**; **white goods**) The temporary or permanent storage outdoors of junk, waste, discarded, salvaged, or used materials or inoperable vehicles or vehicle parts. This

definition shall include but not be limited to the storage of used lumber, scrap, metal, tires, household garbage, furniture, and inoperable machinery, and as further defined in the current edition of the Uniform Fire Code. This definition shall not include outdoor storage of normal residential equipment and related activities such as garden tools, lawn mowers, wood piles, grass clippings, and similar items. (Concrete, Wash.)

■ **junkyard** (See also **salvage yard**) Any lot or parcel, building, or structure used in whole or in part for the storage, collection, processing, or disposal of junk. (Clarkdale, Ariz.)

A lot, land, or structure, or part thereof, used for the collection, storage, and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, salvaging, or sale of parts or machinery or vehicles not in running condition. (Concrete, Wash.)

A tract of land, including any accessory structure thereon, that is used for buying, selling, storing, baling, packing, disassembling, or handling waste or scrap materials. Such scrap materials include vehicles, machinery, and equipment not in operable condition, and metals, glass, paper, plastics, rags, and rubber tires. A lot on which three or more inoperable vehicles are stored shall be deemed a junkyard. A junkyard includes an automobile wrecking yard. (Wood River, Ill.)

Any space more than 200 square feet in area, whether inside or outside a building, used for storage, keeping, processing, salvaging, or abandonment of junk. (Merrimack, N.H.)

A building structure, or parcel of land, or portion thereof, used for collecting, storage, or sale of waste paper, rags, scrap metal, rubber tires, bottles, or discarded material. Where such materials are a byproduct of a permitted use, such activity shall be considered outdoor storage. (Jefferson County, Colo.)

■ **junkyard, commercial** Any junkyard which is operated for profit, whether said profit is derived from the storage, reconditioning, conversion, or sale of junk, or otherwise. (Merrimack, N.H.)

Any business and any place of storage or deposit, whether in connection with another business or not, which has stored or deposited two or more unregistered motor vehicles that are no longer intended or in condition for legal use on the public highways, or used parts of motor vehicles or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to two or more motor vehicles. Such terms shall also include any place of business or storage or deposit of motor vehicles purchased for the purpose of dismantling the vehicles for parts or for use of the metal for scrap and where it is intended to burn materials that are parts of a motor vehicle or cut up the parts thereof. (*Hartford, Conn.*)

■ **jurisdiction** (See also **municipal authority**) Any governmental unit or political division or subdivision including but not limited to: township, village, borough, parish, city, county, state, commonwealth, province, freehold, district, or territory over which the governmental unit exercises power and authority. (*San Diego, Calif.*)

Any political subdivision which adopts this code for administrative regulations within its sphere of authority. (*North Liberty, Iowa*)

■ **juvenile detention facility** (See also **correctional facility; custodial care facility; jail**) A public facility or institution exclusively for the incarceration of people under 21 years of age awaiting trial or sentencing or serving a court-imposed sentence. (*Thurston County, Wash.*)

An institution, home, or other facility operated as a place for juvenile detention . . . for children alleged or adjudicated as delinquent, unruly, dependent, neglected, abused, or juvenile traffic offenders. (*Cincinnati, Ohio*)

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■ **kennel** (See also *cattery*) Any premises, except where accessory to an agricultural use, where domestic animals, such as dogs and cats, are boarded, trained, or bred. (*Jefferson County, Colo.*)

Any place where four or more dogs, cats, or other animals over three months of age are kept, raised, sold, boarded, bred, shown, treated, or groomed. (*Woodbury, Minn.*)

The boarding, breeding, raising, grooming, or training of two or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain. (*Blacksburg, Va.*)

An establishment where dogs or cats are boarded for compensation or where dogs or cats are bred or raised for sale purposes. (*North Liberty, Iowa*)

■ **kennel, boarding** Any kennel where pet animals owned by another person are temporarily boarded for pay, trade, barter, commission, or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law. (*Lincoln, Nebr.*)

■ **kennel, breeding** Any kennel lawfully located on a premises one acre or more in size zoned for such use and where no more than 10 dogs, registered with a nationally recognized registration organization, over the age of six months are owned, kept, or harbored for the purpose of breeding purebred or pedigreed dogs, provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law. (*Lincoln, Nebr.*)

■ **kennel, private** The keeping, breeding, raising, showing, or training of four or more dogs over six months of age for personal enjoyment of the owner or occupants of the property, and for which

commercial gain is not the primary objective. (*Blacksburg, Va.*)

■ **kindergarten** (See *educational facilities, kindergarten*)

■ **kiosk** (See also *sign, kiosk*) A free-standing structure upon which temporary information and/or posters, notices, and announcements are posted, or a free-standing building with one or more open sides from which commercial activities are conducted. (*Clark County, Nev.*)

A temporary or semipermanent structure having one or more open air sides, operating on either private property or public rights-of-way and plazas, generally no larger than six feet wide by 10 feet long. Operated for the purpose of vending food, drink, or retail goods. (*Redmond, Wash.*)

A structure that may be constructed somewhere other than the lot on which it is placed or which is comprised of parts that are constructed elsewhere and assembled on a lot, and which is designed and intended to be used primarily for retail sale, display, and accessory advertising of food or merchandise. (*Philadelphia, Pa.*)

A freestanding structure located within a pedestrian circulation area and used for the posting of notices or advertisements or the sale of food, flowers, newspapers, or other goods approved by the city. (*Golden, Colo.*)

A freestanding structure upon which temporary information or posters, notices, and announcements are posted. (*Lake Elsinore, Calif.*)

■ **kiss-and-ride facility** (See *park-and-ride facility*)

■ **kitchen** Any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen. (*Clark County, Nev.*)

Any room in a building which is used, intended, or designed to be used for cooking or preparation of food. (*Pima County, Ariz.*)

Any room or part of a room designed, built, used, or intended to be used for food preparation and dishwashing, but not including a bar, butler's pantry, or similar room adjacent to or connected with a kitchen. (*Imperial Beach, Calif.*)

Any room or portion of a room within a building designed and intended to be used for the cooking or preparation of food. (*North Liberty, Iowa*)

Any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall be considered as establishing a kitchen. The meaning of "kitchen" shall exclude a bar or butler's pantry. (*Dewey Beach, Del.*)

■ **knoll** (See also *hill; mound*) A small natural round hill or mound. (*Brea, Calif.*)

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■ **labor camp** (See also *farm worker dwelling; housing, temporary employment*) A camp established in agricultural areas for transient labor. (*Livermore, Calif.*)

A place, area, or piece of land where housing is provided for five or more employees or prospective employees of another by any individual, firm, partnership, association, or corporation, that, for a fee, employs persons to render personal services for, or under the direction of, a third person, or that recruits, solicits, supplies, or hires persons on behalf of an employer, and that, for a fee, provides in connection therewith one or more of the following services: (a) furnishes board, lodging, or transportation for such employees or prospective employees; (b) supervises, times, checks, counts, weighs, or otherwise directs or measures the work of such employees; (c) disburses wage payments to such employees. (*Monterey County, Calif.*)

■ **laboratory, research** (See also *diagnostic laboratory testing facility*) A building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. (*North Kansas City, Mo.*)

A facility for scientific laboratory research in technology-intensive fields. Examples include biotechnology, pharmaceuticals, genetics, plastics, polymers, resins, coatings, fibers, fabrics, films, heat transfer, and radiation research facilities. (*Blacksburg, Va.*)

■ **laboratory, support** A facility for scientific laboratory analysis of natural resources, medical resources, and manufactured materials. The scientific analysis is generally performed for an outside customer, to support the work of that customer. This category includes environmental laboratories for the analysis of air, water, and soil; medical or veterinary

laboratories for the analysis of blood, tissue, or other human medical or animal products. Forensic laboratories for analysis of evidence in support of law enforcement agencies would also be included in this category. (*Blacksburg, Va.*)

■ **lake** (See also *pond; waterbodies*) Natural or artificial bodies of water of two or more acres and/or where the deepest part of the basin at low water exceeds two meters (6.6 feet). Artificial bodies of water with a recirculation system approved by the public works department are not included in this definition. (*Renton, Wash.*)

A permanent body of open water five acres or more in size. (*Grand Traverse County, Mich.*)

■ **lake, artificial** A man-made body of water that retains water permanently, does not convey water from one point to another, and is larger than three acres in size. (*Garrett, Ind.*)

■ **lake, private** A lake relating to a specific subdivision not open to all of the public. (*Sioux Falls, S.Dak.*)

■ **lamp** (See also *lighting definitions*) The component of a luminaire that produces the actual light. (*Mishawaka, Ind.*)

■ **land** The earth, water, and air above, below, or on the surface, including any improvements or structures customarily regarded as the land. (*Hedwig Village, Tex.; Temple Terrace, Fla.*)

■ **land assets** Those infrastructure investments under public ownership, or maintained for public benefit, that are necessary to support development and redevelopment and to protect the public health, safety, and environment by providing for the preservation and public control of existing land resources that are sensitive to, and necessary to support, growth and development in other locations, and include but not limited to parks, open space, and farmland retention. (*New Jersey State Plan*)

■ **land banking** The purchase of land by a local government for use or resale at a later date. Banked lands have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commer-

cial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails. (*California Planning Roundtable*)

Land is purchased and reserved for later use or development. Land could be leased for immediate use (agriculture or an athletic field). Essentially, land banking is a land trust operated by the government and funded by real estate transfer taxes, either at the local or state level. (*Washtenaw County, Mich.*)

The withholding of land, in a subdivision plan, for later purchase for public purposes such as schools or parks. (*Handbook for Planning Commissioners in Missouri*)

Reservation of land does not involve any transfer of property rights. It constitutes an obligation to keep property free from development for a stated period of time. (*Concord, N.C.*)

■ **land clearing** (See also *clear cutting; tree removal*) Any activity that removes the vegetative ground cover. (*Cecil County, Md.*)

The removal of vegetation from any site, parcel or lot except when land is cleared and cultivated for bona fide agricultural or garden use in a district permitting such use. Mowing, trimming, pruning, or removal of vegetation to maintain it in a healthy, viable condition is not considered clearing. (*Muskegon, Mich.*)

The act of removal or destruction of vegetation by mechanical or chemical means, but does not include normal cultivation associated with an agricultural operation. (*Island County, Wash.*)

(1) The clearing of over 8,000 square feet of vegetation from any site, or (2) The removal of more than 20 trees more than six inches in diameter at breast height within 50 feet of a public or private street or river. Mowing, trimming, or pruning of vegetation to maintain it in a healthy, viable condition is not considered land clearing. (*Traverse City, Mich.*)

■ **land, contiguous** Parcels of land under the same ownership which abut, irrespective of roadways, stream, or valley bottom. (*Deschutes County, Ore.*)

■ **land cut** (See *cut*)

■ **land-developing activity** (See also *development*) The construction of buildings, streets, parking lots, paved storage areas, and similar facilities. (*Cudahy, Wisc.*)

■ **land development regulation** (See also *development standards*) Any zoning, subdivision, impact fee, site plan, corridor map, floodplain or stormwater regulations, or other governmental controls that affect the use, density, or intensity of land. (*Growing Smart Legislative Guidebook*)

The city's zoning, subdivision, building, and other regulations controlling the development of land. (*Temple Terrace, Fla.*)

■ **land-disturbing activity** (See also *disturbed area*) Any change of the land surface including removing vegetative cover, excavation, filling, grading, and the construction of any structure. (*Hopkins, Minn.; Jordan, Minn.*)

Any man-made change of the land surface including removing vegetation cover, excavating, filling, and grading, but not including agricultural activities such as planting, growing, cultivating, and harvesting of crops; growing and tending of gardens; harvesting of trees; and landscape modifications. (*Cudahy, Wisc.*)

Any use of the land by any person in residential, industrial, educational, institutional or commercial development, [or in] highways and road construction and maintenance that results in a change in the natural cover or topography and that may cause or contribute to sedimentation. (*Concord, N.C.*)

■ **land division** (See also *subdivide; subdivision*) Land divided to create legally separate parcels in one of the following ways: (A) Partition: a division of land that creates three or fewer lots within a calendar year when such parcel exists as a unit or contiguous units of land under single ownership at the beginning of the year. A partition does not include division of land resulting from any of the following: (1) establishment or modifications of a tax lot by the county assessor; (2) a lien foreclosure, foreclosure of a recorded contract for the sale of real prop-

erty or creation of cemetery lots; (3) an adjustment of a property line by relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable development district criteria established by this code; (4) sale or grant by a person to a public agency or public body for state highway, county road, city street, or other right-of-way purposes provided that such road or right-of-way complies with the applicable comprehensive plan policies and [state law]. (B) Subdivision: division of an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year. (*Sandy, Ore.*)

The division of improved or unimproved land into two or three tracts or parcels for sale or lease with no new streets. Land division includes land splits as the division of improved or unimproved land of 2.5 acres or less for the purpose of sale or lease, and any division of a parcel of improved or unimproved land which is greater than 2.5 acres in size. (*Sedona, Ariz.*)

■ **Land Evaluation and Site Assessment (LESA)** (See also *farmland*) A numerical system that measures the quality of farmland. It is generally used to select tracts of land to be protected or developed. (*American Farmland Trust*)

■ **land form** (See *natural feature; topography*)

■ **land-lease community** A residential development typified by single ownership of the land within the development, with the landowner retaining the rights of ownership. Home sites within the community are leased to individual homeowners, who retain customary leasehold rights. (*Cabot, Ark.; Hot Springs, Ark.*)

■ **land owner** (See *owner*)

■ **land partition** (See also *subdivide*) To divide an area or tract of land into three or fewer lots within 12 months. (*Ashland, Ore.*)

Either an act of partitioning land or an area or tract of land partitioned. (*Beaverton, Ore.*)

To divide land into two or three parcels within a calendar year. "Partition land" does not include divisions of land resulting from lien foreclosures, or recorded contracts for the sale of real property and divisions of land resulting from the creation of cemetery lots. "Partition land" does not include a division of land resulting from the recording of a subdivision or condominium plat. "Partition land" does not include an adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable zoning ordinance. (*Deschutes County, Ore.*)

To divide an area or tract of land into two or three lots within a calendar year when such an area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year. "Partition land" does not include divisions of land resulting from lien foreclosures, divisions of land resulting from foreclosure of recorded contracts for the sale of real property and divisions of land resulting from the creation of cemetery lots; and "partition land" does not include any adjustment of a lot line. "Partition land" does not include the sale of a lot in a recorded subdivision, even though the lot may have been acquired prior to the sale with other contiguous lots or property by a single owner. (*Beaverton, Ore.*)

■ **land partition, major** A partition which necessitates the creation of a road or street. (*Ashland, Ore.*)

A partition which includes the creation of a road or street. (*Deschutes County, Ore.*)

■ **land partition, minor** A partition that does not necessitate the creation of a road or street. (*Ashland, Ore.*)

■ **land reclamation** (See *reclamation*)

■ **land split** (See *lot split*)

■ **land survey, registered** A survey map of registered land designed to simplify a complicated metes and bounds description by designating the same as a

tract or tracts of a registered land survey number. (*Jordan, Minn.*)

■ **land surveyor** A person who, by reason of his knowledge of the several sciences and of the principles of land surveying, and of the planning and design of land developments acquired by practical experience and formal education, is qualified to engage in the practice of land surveying, and whose competence has been attested by the [state regulatory board] through licensure as a land surveyor. (*Campbell County, Va.*)

A person registered in the state in the field of land surveying. (*Sedona, Ariz.*)

A person who, by reason of his special knowledge of mathematics, surveying principles and methods, and legal requirements which are acquired by education or practical experience, is qualified to engage in the practice of land surveying. (*Concord, N.C.*)

■ **land trust** (See also *easement, conservation*) A private, nonprofit conservation organization formed to protect natural resources, such as productive farm and forest land, natural areas, historic structures, and recreational areas. Land trusts purchase and accept donations of conservation easements. They educate the public about the need to conserve land, and some provide land-use and estate planning services to local governments and individual citizens. (*American Farmland Trust*)

Private nonprofit organizations that work with private landowners to protect the sensitive and important features of their property, primarily by fee simple acquisition of land by donation or purchase for management as nature preserves and by conservation easements. (*Washtenaw County, Mich.*)

■ **land use** The occupation or use of land or water area for any human activity or any purpose. . . . (*California Planning Roundtable*)

A description of how land is occupied or utilized. (*Schaumburg, Ill.*)

A use of land that may result in an earth change, including but not limited to subdivision, residential, commercial, indus-

trial, recreational, agricultural practices, or other development, private and public highway, road, and stream construction, and drainage construction. (*Grand Traverse County, Mich.*)

The type of use activity occurring on a land parcel or within a building situated upon a land parcel. (*Concrete, Wash.*)

Use of land, building use, and use of any building. (*Hawaii County, Hawaii*)

The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate. (*Temple Terrace, Fla.*)

■ **land-use classification** (See also *North American Industry Classification System (NAICS); Standard Industrial Classification (SIC)*) A system for classifying and designating the appropriate use of properties. (*California Planning Roundtable*)

■ **land-use compatibility** The design, arrangement, and location of buildings and structures or other created or natural elements of the urban environment which are sufficiently consistent in scale, char-

acter, siting, coloring, or materials with other buildings or elements in the area so as to avoid abrupt or severe differences. (*Clarkdale, Ariz.*)

measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or radiation. (*Rock Hall, Md.*)

The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development. (*Loveland, Colo.*)

■ **land use, conflicting** The transfer over a property line of negative economic or environmental effects, including but not limited to: traffic, noise, vibration, odor, dust, glare, smoke, pollution, water vapor, mismatched land uses or density, height, or mass, mismatched layout of adjacent uses, loss of privacy, and unsightly views. (*Loveland, Colo.*)



conflicting land use

The proximity of one or more land uses to another use when the former is not compatible with the latter; for example, an odious factory next to a rose garden. (*Prince George's County, Md.*)

■ **land-use decision** A final determination by a city body or officer with the highest level of authority to make the determination, including those with au-

The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include: intensity of occupancy as

thority to hear appeals on: (a) an application for a project permit or other governmental approval required by law before real property may be improved, developed, modified, sold, transferred, or used, but excluding applications for permits or approvals to use, vacate, or transfer streets, parks, and other similar types of public property, excluding applications for legislative approval such as areawide rezones and annexations, and excluding applications for business licenses; (b) an interpretive or declaratory decision regarding the application to a specific property of zoning or other ordinances or rules regulating the improvement, development, modification, maintenance, or use of real property; (c) the enforcement by the city of codes regulating improvement, development, modification, maintenance, or use of real property. (*Renton, Wash.*)

The decision made by the review authority on a land-use application, including appropriate findings, environmental determination, and conditions of approval, where applicable. (*San Bernardino, Calif.*)

■ **land-use element** A required element of the general plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land-use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space. . . . (*California Planning Roundtable*)

A plan or scheme designating the location and extent of use for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses as required by the [state's enabling legislation]. (*Renton, Wash.*)

A basic element of the comprehensive plan. It designates the future use or reuse of the land within a given jurisdiction's planning area, and the policies and reasoning used to arrive at the decisions in the plan. The land-use plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on

the location of future public facilities and open spaces. It is also a basic guide to zoning and subdivision controls, urban renewal, and capital improvement programs. (*Handbook for Planning Commissioners in Missouri*)

The relevant portion of the city's general plan that is sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions. (*Imperial Beach, Calif.*)

The long-range plan for the desirable use of land in the area as adopted by the village planning commission; the purpose of such plan being, among other purposes, to serve as a guide in future development and zoning for the community. (*Archbold, Ohio*)

■ **land-use intensity** (See *intensity*)

■ **land-use-intensity system** (See *intensity system*)

■ **land-use inventory** A study of how land is currently being used within the community. The study catalogs the types, extent, distribution, and intensity of the uses or activities found on parcels of land or in spaces within a building. For example, the land may be used for residential or commercial activity. Office, retail, and residential uses may all be found within different areas of the same building. Knowing what activities currently occur in different locations in a community and the relations between those different uses or activities is essential information for planning future land use. (*Washington State Growth Management Program*)

■ **land-use permit** (See *permit*)

■ **land-use plan** (See also *land-use element*) The long-range plan for the desirable use of land in the city as officially adopted and as amended from time to time by the plan commission; the purpose of such plan includes to serve as a guide in the zoning and progressive changes in the zoning of land and to meet the changing needs [of the community], in the subdividing and use of undeveloped land, and in the acquisition of rights-of-way or

sites for public purposes such as streets, parks, schools, and public buildings. (*Waukesha, Wisc.*)

■ **land-use projection** (See also *forecast growth*) A description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a 20-year period. (*Boise City, Idaho*)

■ **land user** Any person operating, leasing, renting, or having made other arrangements with the landowner by which the landowner authorizes use of his or her land. (*Cudahy, Wisc.*)

■ **land, vacant** Lands or buildings that are not actively used for any purpose. (*California Planning Roundtable*)

A lot or parcel of land on which no improvements have been constructed. (*Leesburg, Va.*)

■ **land value** (See also *property value*) The value of land as established for the tax base by the property appraiser's office prior to any or all exemptions. (*Palm Beach County, Fla.*)

■ **landfill** (See also *solid waste definitions*) A lot or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or nontoxic waste material of any kind. (*Wood River, Ill.*)

■ **landfill, construction/demolition** (See also *construction waste; demolition waste*) The disposal of nonbiodegradable waste resulting from road building, construction, remodeling, repair, or demolition of structures. (*Nashville and Davidson County, Tenn.*)

A landfill that is limited to receiving stumps, limbs, leaves, concrete, brick, wood, uncontaminated earth, or other solid wastes. (*Concord, N.C.*)

A facility for the land disposal of land clearing waste, concrete, brick, concrete block, uncontaminated soil, gravel and rock, untreated and unpainted wood, and yard trash. For purposes of this definition, "land-clearing waste" means solid waste

generated solely from land-clearing activities such as stumps, trees, limbs, brush, grass, and other naturally occurring vegetative material. (*Concord, N.C.*)

■ **landfill, sanitary** (See also **dump**) The burial of nonhazardous and non-medical farm, residential, institutional, commercial, or industrial waste. (*Nashville and Davidson County, Tenn.*)

A method disposing of nonhazardous waste refuse or material into the land without creating a nuisance or hazard to public health and safety. (*Wayne County, Ind.*)

An engineered land burial facility for the disposal of solid waste which is so located, designed, constructed, and operated to contain and isolate the solid waste so that it does not pose a substantial present or potential hazard to human health or the environment. (*Campbell County, Va.*)

A disposal site and related facilities at which the method of disposing solid waste is by landfill. (*Deschutes County, Ore.*)

Commentary: A sanitary landfill should not be confused with a dump. Solid waste at a dump site is disposed of without being compacted and covered. A sanitary landfill presents fewer health and aesthetic problems, and has the potential of being reclaimed for other uses. Hazardous or radioactive waste disposal is not permitted in a sanitary landfill. See the definitions for "hazardous waste processing facility" for a definition for those types of facilities.

■ **landing** The platform or floor at the top of a flight of stairs, between flights of stairs, or interrupting a flight of stairs. A landing which also provides space for chairs, tables or other furnishings not appurtenant to the stairway is called a "deck" for the purpose of this ordinance. (*Waukesha, Wisc.*)

■ **landing area** A landing pad, area, strip, deck, or building roof used to launch or receive aircraft, including but not limited to power-driven winged or delta-winged aircraft, gliders, balloons, and helicopters. (*Traverse City, Mich.*)

■ **landing strip** (See also **runway**) The paved surface of the airport landing strip. (*Huntsville, Ala.*)

■ **landing strip, personal use** An airstrip restricted, except for aircraft emergencies, to use by the owner and, on an infrequent and occasional basis, by invited guests and by commercial aviation activities in connection with permitted uses of the land. (*Deschutes County, Ore.*)

■ **landline communications** (See also **fiber optics communications system**) A system for the transmission of information by wire or fiber. (*Cincinnati, Ohio*)

■ **landmark** (See **historic landmark**)

■ **landowner** (See **owner**)

■ **landscape architect** A person who, by reason of his special knowledge of natural, physical and mathematical sciences, and the principles and methodology of landscape architecture and landscape architectural design acquired by professional education, practical experience, or both, is qualified to engage in the practice of landscape architecture and whose competence has been attested by the [state regulatory board] through certification as a landscape architect. (*Campbell County, Va.*)

A professional individual registered in the state to practice in the field of landscape architecture. (*Sedona, Ariz.*)

■ **landscape contractor** A business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds. Such a business may engage in the installation and construc-

tion of underground improvements but only to the extent that such improvements (e.g., drainage facilities) are accessory to the principal business and are necessary to support or sustain the landscaped surface of the ground. (*Lake County, Ill.*)

■ **landscape plan** A plan, drawn to scale, showing dimensions and details for revegetating an area 2,500 square feet or greater in size and at least 35 feet wide, including maintenance and protection measures. (*Maryland Department of Natural Resources*)

A plan associated with a subdivision, land development, or parking facility plan indicating the placement of landscape materials, including specifications, species, quantities, and method of installation. (*Milwaukee, Wisc.*)

■ **landscape waste** (See also **yard waste**) All accumulations of grass or shrubbery cuttings, leaves, tree limbs, and other materials accumulated as the result of the care of lawns, shrubbery, vines, and trees. (*Lake County, Ill.*)

■ **landscape waste composting facility** (See also **composting facility**) An establishment for the composting of waste materials accumulated as the result of the care of lawns, shrubbery, vines, and trees. However, property on which the principal use is residential and on which composting of such materials, accumulated exclusively on-site, is conducted, shall not be considered a landscape waste composting facility. (*Lake County, Ill.*)

■ **landscaped area** An area that is permanently devoted and maintained to the



landscaped area

growing of shrubbery, grass, and other plant material or by the use of such materials as crushed stone, lava rock, or similar materials. (*El Paso, Tex.*)

The installation and permanent maintenance of an area with trees, shrubs, lawn, or planted ground cover to present an attractive, well-kept appearance. (i) Landscaped areas shall not be surfaced in part or whole with concrete, asphalt, or other surface material, but shall contain earth, and may contain organic mulch, inorganic fillers such as wood shavings, bark, volcanic rock, or other similar mulch material. (ii) A portion of such landscaped treatment may consist of decorative planters, stone work, brick work, and the like; any such landscaping treatment shall not exceed three feet in height. Elements of ornamentation, such as an archway, piece of statuary, lamp post, and the like, provided as part of the landscaping in a required front or street side yard, may exceed three feet in height. (iii) Each landscaped area shall be surrounded with a six-inch, raised, concrete curbing or planning division-approved equivalent. (iv) An irrigation system shall be installed and maintained in working order in each separate planter area. (*Santa Clara County, Calif.*)

An area designed for landscape plantings, which meets all applicable width or square footage requirements as set forth in this chapter. (*Fort Wayne, Ind.*)

Land fully developed and maintained to present a pleasant appearance and to stabilize the soil, using primarily vegetation and natural features of the site, although these may also be supplemented by decorative paving. (*Chelsea, Mass.*)

An area set aside from structures and parking which is developed with natural materials (i.e., lawns, trees, shrubs, vines, hedges, bedding plants, rock) and decorative features, including paving materials, walls, fences, and street furniture. (*Concord, N.C.*)

■ **landscaped buffer** (See also **buffer; screening**) An area of landscaping separating two distinct land uses, or a land use and a public right-of-way, and acts to soften or mitigate the effects of one land use on the other. (*Washoe County, Nev.*)

Evergreen trees and/or evergreen shrubs providing equivalent buffering, planted to provide a year-round dense screen within three years from the time of planting. (*Renton, Wash.*)

■ **landscaping** The bringing of the soil surface to a smooth finished grade, installing sufficient trees, shrubs, ground cover, and grass to soften building lines, provide shade, and generally produce a pleasing visual effect of the premises. (*North Kansas City, Mo.*)

The area within the boundaries of a given lot that consists of planting materials, including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch, and other similar materials. At least 50 percent of the landscaping area must be covered by live plant material at the time of plant maturity. (*Fayetteville, Ark.*)

The modification of the landscape for an aesthetic or functional purpose. It includes the preservation of existing vegetation and the continued maintenance thereof together with grading and installation of minor structures and appurtenances. (*Kauai, Hawaii*)

An expanse of scenery including lawns, trees, plants, and other organic or inorganic materials used to soften or mitigate the impacts of development. (*Clarkdale, Ariz.*)

The finishing and adornment of unpaved yard areas. Materials and treatment generally include naturally growing elements such as grass, trees, shrubs, and flowers. This treatment may also include the use of logs, rocks, fountains, water features, and contouring of the earth. (*North Liberty, Iowa*)

Live vegetative materials required for a development. Said materials provided along the boundaries of a site are referred to as perimeter landscaping. Landscaping provided on the remainder of the site is referred to as interior landscaping. (*Burien, Wash.*)

■ **landscaping, interior** A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or load-

ing area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas). (*Newport Beach, Calif.*)

■ **landscaping materials** Living trees, shrubs, and ground cover, fences, and other similar natural and decorative features. (*Milwaukee, Wisc.*)

■ **landscaping, perimeter** A landscaped area adjoining and outside the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas). (*Newport Beach, Calif.*)

The planted area consisting of trees, shrubs, groundcover, or turf, which borders a project site on all sides. (*San Juan Capistrano, Calif.*)

A continuous strip of land along the perimeter of the site containing trees, living barriers, hedges, ground cover, or other living plant material. (*Huntington, Ind.*)

■ **landslide** (See also **natural disaster**) Rock, earth, or debris flows on slopes due to gravity. Also known as mud flows, debris flows, earth failures, slope failures, etc., a landslide can be triggered by rains, floods, earthquakes, and other natural causes, as well as human-made causes, such as grading, terrain cutting and filling, excessive or inappropriate development, etc. Because the factors affecting a landslide can be geophysical or human-made, a landslide can occur in developed areas, undeveloped areas, or any area where the terrain was altered for roads, houses, utilities, and even for lawns. Landslides occur in all 50 states; more than half of the states have rates sufficient to be classified as a significant natural hazard. (*APA's Land-Based Classification Standards project*)

Episodic downslope movement of a mass including but not limited to soil, rock, or snow. (*Burien, Wash.*)

Any of various types of slope movement (mud flow, debris flow, debris avalanche, soil creep, slump, slide, rock fall, etc.) that

involves the gravitational movement of unstable slope material (colluvium, soil, rock, etc.) from a higher elevation to a lower elevation. Rates of slope movements or landslides may range from very fast (rock fall) to very slow (soil creep—may be measured in inches or fractions thereof, per year). (*Huntsville, Ala.*)

■ **landslide, active** Any landslide that is currently active or that can be demonstrated to have had slope movement within the last year. (*Huntsville, Ala.*)

■ **landslide hazard areas** (See also *hazard-prone area*) Lands that are potentially subject to risk of mass movement due to a combination of factors, including historic failures, geologic, topographic, and hydrologic features, including any of the following: (1) any slope with a vertical relief of 10 feet or more that is steeper than 15 percent with a combination of: (a) impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and (b) springs or ground water seepage; (2) any slope with a vertical relief of 10 feet or more that is 40 percent or steeper, except areas composed of consolidated rock; (3) any area designated or mapped as class U, UOS or URS by the Department of Ecology Coastal Zone Atlas; (4) any area subject to wave erosion and bluff retreat; (5) any area which has shown movement during the Holocene epoch, from 10,000 years ago to the present, or which is underlain by mass wastage debris from that epoch; (6) any area potentially unstable as a result of rapid stream incision, stream bank erosion, or undercutting by wave action; (7) any area located on an alluvial fan, presently subject to or potentially subject to inundation by debris flows or deposition of stream-transported sediments. (*Burien, Wash.*)

■ **landslide, inactive** Any landslide (including both historic and prehistoric landslides) that can be demonstrated to have no evidence of currently active movement or movement within the last year. (*Huntsville, Ala.*)

■ **large-box retail establishment** (See *big-box retail establishment*)

■ **large-lot zoning** (See also *agricultural protection zoning; farm, exclusive farm*

use) Ordinances which establish a large minimum lot size with the intention of precluding conversion to nonagricultural uses by virtue of high price and large distances between potential development sites. (*Washtenaw County, Mich.*)

Ordinances that require a certain number of acres for every nonfarm dwelling; typically at least 20 acres in the eastern United States or at least 35 acres in other regions. (*American Farmland Trust*)

■ **latticework** A construction where less than 50 percent of the surface plane of the structure remains open to the outside. (*Woodside, Calif.*)

■ **laundromat** A facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron. (*Clark County, Nev.*)

A business that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises. (*Dry Ridge, Ky.*)

■ **law enforcement officer** Any person who is appointed or employed by the city, who is vested with authority to bear arms and make arrests, and whose primary responsibility is the prevention and detection of crime or the enforcement of the criminal or traffic laws of the state. (*Clearwater, Fla.*)

■ **leapfrog development** (See also *growth management; smart growth; sprawl*) New development separated from existing development by substantial vacant land. (*California Planning Roundtable*)

Development that occurs well beyond the existing limits of development and thus leaves intervening vacant land behind. This bypassing of the next-in-line lands at the urban fringe results in the haphazard shotgun pattern of urbanization known as “sprawl.” (*Handbook for Planning Commissioners in Missouri*)

New development separated from existing development by substantial vacant land. (*Loveland, Colo.*)

■ **lease** (See also *rent*) A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a

specified period of time (term) and for a specified consideration (rent). (*California Planning Roundtable*)

■ **least dimension** The shortest lineal dimension of [a] yard. If two opposite sides of a yard are not parallel, such “least dimension” shall be deemed to be the shorter distance of the two measurements. (*Columbus, Ohio*)

■ **legislative** (See also *enabling act; quasi-judicial action; statute*) A planning or zoning action resulting in a general rule or policy which is applicable to an open class of individuals or situations. (*Deschutes County, Ore.*)

A land-use decision that applies to an entire zoning district or a large number of individuals or properties or that establishes or modifies policy or procedure. (*Beaverton, Ore.*)

■ **legislative amendment** An amendment to the text of the land use ordinance or the comprehensive plan or an amendment of the zoning map, comprehensive plan maps or other official maps including the street dedication map...for land involving numerous parcels under diverse ownerships. (*Ashland, Ore.*)

■ **legislative body** The governing body of a local government with the power to adopt ordinances, regulations, and other documents that have the force of law. (*Growing Smart Legislative Guidebook*)

The political entity of the adopting jurisdiction. (*North Liberty, Iowa*)

■ **levee** (See also *flood definitions; flood-plain definitions; obstruction to flow*) A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. (*Golden, Colo.; Washington County, Ark.*)

■ **levee system** A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices which are constructed and operated in accordance with sound engineering practices. (*Golden, Colo.*)

■ **level of service (LOS) standard** An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facility. “Level of service” shall indicate the capacity per unit of demand for each public facility. (*Growing Smart Legislative Guidebook*)

The quality and quantity of existing and planned public facilities. . . . (*Jefferson County, Colo.*)

A measure of the relationship between service capacity and service demand for public facilities. (*Boise City, Idaho*)

An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on, and related to, the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. (*Loveland, Colo.*)

A measure of the operational performance of a road link or intersection based on a ratio of volume to capacity (V/C) of the facility as determined by the Intersection Capacity Utilization (ICU) method or seconds of delay determined by the Highway Capacity Manual. (*San Juan Capistrano, Calif.*)

A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway. (*California Planning Roundtable*)

■ **level of service (LOS) standard, traffic** A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. Level of Service A indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed. Level of Service B describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle. Level of Service C denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional back-ups on critical approaches. Level of Service D designates the level where traffic nears

an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks. Level of Service E represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, longstanding queues, and blocked intersections. Level of Service F describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues. (*California Planning Roundtable*)

A quantitative measure of traffic congestion identified by a declining letter scale (A–F) as calculated by the methodology contained in the 1985 Highway Capacity Manual Special Report 209 or as calculated by another method approved by the department of public works. Level of Service (LOS) A indicates free flow of traffic with no delays, while LOS F indicates jammed conditions or extensive delay. (*King County, Wash.*)

■ **library** (See also *community facility; institutional use*) A public facility for the use, but not sale, of literary, musical, artistic, or reference materials. (*Redmond, Wash.*)

A public, nonprofit facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility, but are not normally offered for sale. (*Milwaukee, Wisc.*)

A room or building for exhibiting, or an institution in charge of, a collection of books; artistic, historical, or scientific objects. (*Concord, N.C.*)

A building containing printed information, electronic information, and pictorial material for the public use and purpose of study, reference, and recreation. (*Steamboat, Colo.*)

■ **license** (See also *certificate definitions; permit*) Any form of written permission given to any person, organization, or

agency to engage in any activity, as required by law or agency rule. A license includes all or part of an agency permit, certificate, approval, registration, charter, or plat approvals or rezones to facilitate a particular proposal. The term does not include a license required solely for revenue purposes. (*Renton, Wash.*)

■ **light, direct sunlight** Sunlight unobstructed by any improvement or tree within the solar access space. (*Jordan, Minn.*)

■ **light fixture, outdoor** An outdoor illuminating device, outdoor lighting or reflective surface, lamp or similar device, permanently installed or portable, used for illumination, decoration, or advertisement. Such devices shall include but are not limited to lights used for: (A) buildings and structures; (B) recreational areas; (C) parking lot lighting; (D) landscape lighting; (E) architectural lighting; (F) signs (advertising or other); (G) street lighting; (H) product display area lighting; (I) building overhangs and open canopies; (J) security lighting. (*Sedona, Ariz.*)

Outdoor artificial illuminating devices, lamps, and other devices, permanent or portable, used for illumination or advertisement. Such devices shall include but are not limited to search, spot, or flood lights for buildings and structures, recreational areas, parking lot lighting, landscape lighting, billboards and other signage, and street lighting. (*Concord, N.C.*)

■ **light pollution** (See also *nuisance*) Any adverse effect of man-made light. (*Sedona, Ariz.*)

■ **light-rail transit** (See *transit, light-rail*)

■ **light source** A single artificial point source of luminescence that emits measurable radiant energy in or near the visible spectrum. (*Myrtle Beach, S.C.*)

■ **light source, flashing illumination** (See also *sign, flashing*) A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change. (*Tulsa, Okla.*)

■ **light trespass** (See also *nuisance*) Light spill falling over property lines that

illuminates adjacent grounds or buildings in an objectionable manner. (*Sedona, Ariz.*)

The shining of light produced by a luminaire beyond the boundaries of the property on which it is located. (*Steamboat, Colo.; Mishawaka, Ind.*)

■ **lighthouse** (See *beacon*)

■ **lighting** (See also *candela; lumen; luminaire*)

■ **lighting, artificial** Any fixed source of light emanating from a man-made device, including but not limited to incandescent mercury vapor, metal halide, or sodium lamps, spotlights, street lights, construction or security lights. (*Indian River County, Fla.*)

■ **lighting, athletic field** Any and all lighting devices designed for the purpose of illuminating an athletic field so as to project light and allow athletic competition in the evening hours. (*Charleston, Ill.*)

■ **lighting, direct illumination** Illumination resulting from light emitted directly from a lamp, luminary, or reflector and is not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces. (*Sedona, Ariz.*)

Illumination that is so arranged that the light is directed into the eyes of the viewer from the light source. (*Cabot, Ark.; Hot Springs, Ark.*)

■ **lighting, flashing** A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change. (*Lancaster, Ohio*)

■ **lighting, fully shielded** (See also *luminaire, cutoff-type*) Any outdoor light fixture shielded in such a manner that all light emitted by the fixture is projected below the horizontal as determined by a photometric test or certified by the manufacturer. (*Clarkdale, Ariz.*)

A light fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted. (*Sedona, Ariz.*)

Shielded or constructed so that no light rays are emitted by the installed outdoor light fixtures at angles above the horizontal plane, as certified by a photometric test report. (*Loveland, Colo.*)

■ **lighting, indirect illumination** Illumination that is so arranged that the light is reflected from the sign to the eyes of the viewer. (*Cabot, Ark.; Hot Springs, Ark.*)

Direct light that has been reflected or has scattered off other surfaces. (*Mishawaka, Ind.*)

■ **lighting, luminary** The complete lighting assembly, less the support assembly. (*Sedona, Ariz.*)

A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts. (*Troy, Ohio*)

A complete lighting system and includes a lamp or lamps and a fixture. (*Mishawaka, Ind.*)

■ **lighting, multiclass** Any outdoor lighting used for more than one purpose, such as security and decoration, such that its use falls under the definition of two or more classes as defined for Class 1, 2, and 3 lighting. (*Sedona, Ariz.*)

■ **lighting, outdoor** Class 1 lighting: All outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities, and other similar applications where color rendition is important to preserve the effectiveness of the activity. Class 2 lighting: All outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, parking lots, and outdoor security where general illumination for safety or security of the grounds is the primary concern. Class 3 lighting: Any outdoor lighting used for decorative effects, including but not limited to architectural illumination, flag and monument lighting, and illumination of trees, bushes, etc. (*Sedona, Ariz.*)

The illumination of an outside area or object by any man-made device located outdoors that produces light by any means. (*Mishawaka, Ind.*)

The nighttime illumination of an outside area or object by any man-made device

located outdoors. (*Steamboat, Colo.*)

■ **lighting, outline** Includes any arrangement or display of incandescent bulbs or lighting tubes used to outline or call attention to the features of a building, including the building's frame, shape, roof line, or window dimensions. Outline lighting includes both temporary and permanent arrangement of bulbs or lighting tubing, whether located inside or outside of a building, if such bulbs or tubing is visible to the public from a public right-of-way or from an outdoor public area. (*Sedona, Ariz.*)

An arrangement of incandescent lamps or electric discharge tubing that outlines or calls attention to certain features of a building, such as its shape or the decoration of a window. (*Columbus, Ohio*)

■ **lighting, partially shielded** Any light fixture shielded in such a manner that more than 0 but less than 10 percent of the light emitted from the fixture is projected above the horizontal as determined by a photometric test or certified by the manufacturer. (*Clarkdale, Ariz.*)

A fixture shielded in such a manner that no more than 10 percent of the light emitted directly from the lamp or indirectly from the fixture is projected at an angle above the horizontal, as determined by photometric test or certified by the manufacturer. Luminaries mounted under canopies or other structures such that the surrounding structure effectively shields the light in the same manner are also considered partially shielded for the purposes of this ordinance. (*Sedona, Ariz.*)

Fixtures shielded in such a manner that the bottom edge of the shield is below the plane of the center line of the lamp reducing light above the horizontal, as certified by photometric test report. (*Concord, N.C.*)

■ **lighting, pedestrian-scale** Light standards or placements no greater than 14 feet in height located along walkways. (*Ashland, Ore.*)

■ **lighting, security** Lighting intended to reduce the risk of personal attack, discourage intruders, vandals, or burglars, and to facilitate active surveillance of an

area by designated surveillance personnel or by remote camera. (*Loveland, Colo.*)

Lighting designed to illuminate a property or grounds for the purpose of visual security. This includes fully shielded lighting. . . . (*Sedona, Ariz.*)

■ **lighting, security motion sensing**

Any fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching a lamp on when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases. (*Sedona, Ariz.*)

■ **lighting, spotlight** Illumination that comes from lamps, lenses, or devices designed to focus or concentrate the light rays of the source. (*Cabot, Ark.; Hot Springs, Ark.*)

■ **lighting, street** (See also **street lamp**) Lighting on poles, with either underground or overhead service, along a street for purposes of illuminating public or private ways. (*Temple Terrace, Fla.*)

■ **lighting, unshielded** Any fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector. (*Sedona, Ariz.*)

■ **limousine** (See also **paratransit**) Any motor vehicle, other than a taxi, offered to the public by a public limousine business for the purpose of carrying or transporting passengers for a fixed charge or fee, or an hourly rate. (*Columbia, Mo.*)

A motor vehicle that is designed to carry fewer than nine passengers and is operated for hire on an hourly basis pursuant to a prearranged contract for the transportation of passengers on public roads and highways along a route under the control of the person hiring the vehicle and not over a defined and regular route. "Prearranged contract" means an agreement, made in advance of boarding, to provide transportation from a specific location in a chauffeured limousine at a fixed rate per hour or trip. "Chauffeured limousine" does not include any vehicle used exclusively in the business of funeral directing. (*Norton, Ohio*)

■ **limousine service** The business of offering the public motor vehicles for carry-

ing or transportation of passengers between airports and points within the city for a fixed charge or fee, or offering a vehicle with driver for a fixed charge or fee, or offering a vehicle with driver for transportation of passengers at an hourly rate. (*Columbia, Mo.*)

■ **line of sight** A visual path emanating from an average eye level adjudged to be five feet above the ground level. (*Palm Desert, Calif.*)

■ **linkage** (See also **jobs/housing balance**) With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing. (*California Planning Roundtable*)

■ **linkage fee** The requirement by local governments that developers provide low- and moderate-income housing, day care, or social activity centers, or funds to provide such housing or services, in relation to the demand created by their development. (*New Jersey State Plan*)

■ **liquor** Spirituous or intoxicating liquor, including wine and beer. (*Santa Clara County, Calif.*)

■ **liquor store** (See also **retail sales establishment, specialty**) A store which sells

or offers to sell alcoholic beverages. (*Concord, N.C.*)

A facility for the sale of package liquor which is located on premises owned or leased by the State and operated by State employees. (This definition shall not be construed to include package agencies accessing to another main use, or to restaurants with mini-bottle licenses.) (*Provo, Utah*)

Any business selling general alcoholic beverages, also known as sale of distilled spirits or hard liquor, for off-premises consumption. Liquor store does not include a business selling only beer and/or wine for off-premises consumption. (*Long Beach, Calif.*)

Establishments engaged in the sale of alcoholic beverages for off-premises consumption (*Denver, Colo.*)

■ **litter** (See also **garbage; rubbish**) All garbage, rubbish, garden trash, and all waste materials, including but not limited to bottles, glass, cans, scrap metal, junk, paper, disposable packages or containers and all other similar materials, and any substance of any kind or nature whatsoever that creates a public health, safety or fire hazard or a public nuisance. (*Indian River County, Fla.*)

■ **livable space** (See also **floor area, livable; habitable space; space, occupied**) An area that is habitable for the entire year. (*Hopkins, Minn.*)



liquor store

That part of the building which is enclosed and supported upon the main foundation system of the structure, excluding garages and cellars. (*Bondurant, Iowa*)

The total usable space available within the perimeter walls on all floors of a building including interior corridors, stairs, elevators, passageways, and finished basements serving the primary function of the building. Unfinished basements and attics, unheated porches and breezeways, garages, and maintenance shops are excluded from living area determinations. Heated basement or attic areas are considered finished if all of the walls, ceilings, and floors are finished. Walls and ceilings shall be deemed finished only if they are covered with plaster, wallboard, or similar material; floors shall be deemed finished only if they are covered with carpeting, tile, linoleum, or similar material. (*Chenequa, Wisc.*)

A finished space within a dwelling unit with walls, floors, and ceilings of materials generally accepted for interior construction, with a ceiling height of at least seven feet. This definition includes hallways, closets, dormers, laundry room facilities, stairs, breezeways, and storage rooms if they are a functional part of the living area and not part of an unfinished area such as an unfinished attic or below-grade basement. In rooms with sloped ceilings (e.g., finished attics) living area is considered that portion of the room with a ceiling height of at least five feet if at least one-half of the finished area of the room has a ceiling height of at least seven feet. (*Ephraim, Wisc.*)

The total area bounded by the exterior walls of a building at the floor levels, but not including basement, utility rooms, garages, porches, breezeways, and unfinished attics. (*Cudahy, Wisc.*)

Space used as a pantry, laundry room, closet, bathroom, toilet room, restroom, dressing room, locker room, storage room, utility room, heater room, or boiler room, and other spaces used only for service and maintenance of a building and those spaces used for access and vertical travel between stories. (*Champaign, Ill.*)

■ **live entertainment** (See also *amusement definitions*; *entertainment definitions*)

Any musical act (including karaoke), theatrical act (including stand-up comedy), play, revue, scene, dance act, or song and dance act, or any combination thereof, performed by one or more persons, whether or not they are compensated for the performance, in a privately owned premises that is open to the public, whether or not admission is charged. (*Thousand Oaks, Calif.*)

■ **livestock** (See also *animal definitions*; *grazing*) Generally accepted outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.) not to include cats, dogs, and other house pets. (*Valdez, Alaska*)

(1) All cattle or animals of the bovine species; (2) all horses, mules, burros, and asses or animals of the equine species; (3) all goats or animals of the caprine species; (4) all swine or animals of the porcine species; and (5) all sheep or animals of the ovine species. (*Washoe County, Nev.*)

Grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to: cattle; riding and draft horses; hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as pets or small animals; sheep; and goats. (*King County, Wash.*)

Any animal customarily kept by humans for the purpose of providing food, clothing, or work, including but not limited to equine, bovine, ovine, caprine, porcine, and fowl, but excluding bees. (*Santa Rosa, Calif.*)

Grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to: cattle, riding and draft horses, hogs, sheep, goats, miniature horses, llamas, and alpacas. (*Burien, Wash.*)

Domestic animals of types customarily raised or kept on farms for profit or other productive purposes. This definition does not include household dogs, cats, and potbellied pigs. (*Deschutes County, Ore.*)

■ **livestock dealer** Any person who buys livestock (i) for his own account for

purposes of resale, or (ii) for the account of others. (*Concord, N.C.*)

■ **livestock, large** Livestock 250 pounds and over, and older than 12 months. (*Valdez, Alaska*)

Cattle, horses, and other livestock generally weighing over 500 pounds. (*King County, Wash.*)

■ **livestock market** (See also *auction house*) A commercial establishment wherein livestock is collected for sale or auctioning. (*Cecil County, Md.*)

An enclosure or structure designed or used for holding livestock for purposes of sale or transfer by auction, consignment, or other means. (*Deschutes County, Ore.*)

■ **livestock operation, high-intensity** (See also *farming definitions*; *feedlot*) An agricultural operation of at least five acres in size where domestic animals are kept for use as part of a farm or raised for sale, where the number of animals exceed the maximum permitted as part of a low-intensity livestock operation. (*Fort Wayne, Ind.*)

■ **livestock operation, low-intensity** (See also *farming definitions*) An agricultural operation of at least five acres in size where domestic farm animals, excluding swine, are kept for use as part of a farm or raised for sale. The maximum numbers of animals which shall be permitted per acre of pasture as part of such an operation shall be as follows: beef or dairy cows: two; veal calves: six; sheep: 10; horses: three; turkeys, ducks, geese, or laying hens: 100. Limits for livestock not specifically noted shall be determined by a zoning enforcement officer. (*Fort Wayne, Ind.*)

■ **livestock production** (See also *farming definitions*) A distinct agricultural operation or establishment which keeps, feeds, or raises livestock for commercial purposes and as a principal land use. These include piggeries, dairies, dairy and beef cattle ranching, feedlots, chicken, turkey and other poultry farms, rabbit farms, apiaries, and aviaries. (*Hawaii County, Hawaii*)

■ **livestock, small** (See also *farming, small livestock*) Livestock under 250 pounds and older than six months. (*Valdez, Alaska*)

Hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as household pets or small animals, sheep, goats, miniature horses, llamas, alpaca, and other livestock generally weighing under 500 pounds. (*King County, Wash.*)

■ **live/work dwelling** (See also **home occupation**) A single-family detached house with no more than 50 percent of the first story of the building available as commercial or office space. (*Deschutes County, Ore.*)

A dwelling unit used for both dwelling purposes and any nonresidential use permitted in the zoning district in which the unit is located, provided that not more than two persons who do not reside in the unit are employed on the premises. (*Milwaukee, Wisc.*)

A dwelling unit combining residential-use types with commercial- or limited-industrial-use types. This use classification includes but is not limited to: office, live/work facilities, or other similar uses. (*Beaverton, Ore.*)

A residential occupancy, by a single housekeeping unit, of one or more rooms or floors in a building which includes: (1) cooking space and sanitary facilities in conformance with city building standards; and (2) adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons residing therein. (*San Jose, Calif.*)

■ **live/work space** (See also **habitable space; space, occupied**) [Areas] within buildings that are jointly used for commercial/industrial and residential purposes where the residential use of the space is clearly secondary or accessory to the primary use as a place of work. (*Truckee, Calif.*)

Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work. (*California Planning Roundtable*)

A structure or portion of a structure combining a residential living space for a group of persons including not more than



live/work space

four adults with an integrated work space principally used by one or more of the residents. (*San Francisco, Calif.*)

■ **living quarters, temporary** Temporary living accommodations, such as: hotels, motels, extended-stay hotels, single-residency occupancy hotels, bed and breakfasts, or boarding, rooming, or lodging house. (*Beaverton, Ore.*)

■ **loading, off-street** (See also **parking space, off-street**) An unobstructed area provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, wares, materials, and merchandise. (*Hopkins, Minn.*)

A space of at least 10 feet in width and 30 feet in length and having a vertical clear-

ance of at least 14 feet, designed and located on a lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials. (*Lancaster, Ohio*)

A space within a building or on the premises providing for the standing, loading, or unloading, and together with apron space for maneuvering, of vehicles, trucks, and semitractor trailers. (*El Paso, Tex.*)

An area not within the public right-of-way designated and used for the loading and delivery of such items from or to a certain location, and including accessways to such areas, of which a portion may be in the rights-of-way. (*Dodge City, Kans.*)

A space within the main structure or on the same lot, providing for the standing, loading, or unloading of trucks. (*Rock Hall, Md.*)

An open area of land other than a street, public way, or required parking space, the principal use of which is for standing, loading and unloading of motor trucks, tractors, and trailers, to avoid undue interference with the public use of streets and alleys. (*Glen Ellyn, Ill.*)

An off-street space on the same lot with a building or group of buildings for temporary parking of a commercial vehicle while loading and unloading merchandise or materials. (*Homestead, Fla.*)



off-street loading

■ **lobby** (See *atrium; vestibule*)

■ **local government unit** (See also *governmental unit*) Any county, municipality, village, town, township, borough, city, or other general purpose political subdivision. (*Growing Smart Legislative Guidebook*)

■ **locally unwanted land use (LULU)** A term that has been applied to projects that have historically generated intense local opposition to their siting. It is often used in referring to such land uses as prisons, hazardous waste facilities, landfills, power plants, and other uses perceived by the public as posing a health or safety risk. (*Volusia County, Fla.*)

■ **lockout suite** Commercial transient lodging or multifamily units with more than one entrance from the hallway, common areas, or exterior, and able to be divided into more than one unit for use by owners or renters by locking interior doors. (*Ephraim, Wisc.*)

■ **lodge** (See also *fraternal organization*) A membership organization that holds regular meetings and that may, subject to other regulations controlling such uses, maintain dining facilities, serve alcohol, or engage professional entertainment for the enjoyment of dues paying members and their guests. There are no sleeping facilities. This definition shall not include fraternities or sororities. (*Champaign, Ill.*)

■ **lodging house** (See also *boarding house; rooming house*) A building or place where lodging is provided (or which is equipped regularly to provide lodging by prearrangement for definite periods), for compensation, for three or more, but not exceeding 12 individuals, not open to transient guests, in contradistinction to hotels open to transients. (*Peoria, Ill.*)

A dwelling containing not more than one living unit, where lodging with or without meals is provided for compensation to one or more persons, but not more than 30 persons at one time. (*North Liberty, Iowa*)

■ **lodging services** The furnishing of rooms or accommodation by any person, partnership, association, corporation, estate, representative capacity, or any other combinations of individuals by whatever

name known to a person who for a consideration uses, possesses, or has the right to use or possess any room in a hotel, inn, bed and breakfast residence, apartment hotel, lodging house, motor hotel, guesthouse, guest ranch, trailer coach, mobile home, auto camp, or trailer court and park, or similar establishment, for a period of less than 30 days under any concession, permit, right of access, license to use, or other agreement, or otherwise. (*Golden, Colo.*)

■ **loft** The floor placed between the roof and the floor of the uppermost story within a single-family detached dwelling, the floor area of which is not more than one-third of the floor area of the story or room in which it is placed. (*Kauai, Hawaii*)



loft

■ **loft building** (See also *dwelling definitions*) Multistoried industrial building, often with higher ceilings and wider columns than a comparable office building. They are popular structures for rehabilitation to residential activities. Other rehabilitation adaptations include art galleries, selling books, computer data centers, mail order centers, and general office space. (*APA's Land-Based Classification Standards project*)

A dwelling unit established in an existing nonresidential building. (*Cincinnati, Ohio*)

■ **logging yard** (See also *forest industry; timber harvesting*) Areas to which wood is hauled by skidder or other extraction equipment for temporary storage before transfer to trucks. (*Maine Forest Service*)

■ **lot** (See also *lot, zoning; parcel; plot*) A parcel of land occupied or intended for occupancy by a use permitted in this chapter, including one main building, together with any accessory buildings, open spaces, and parking spaces required by this chapter and having its principal frontage upon a street or upon an officially approved place. (*Perryville, Mo.*)

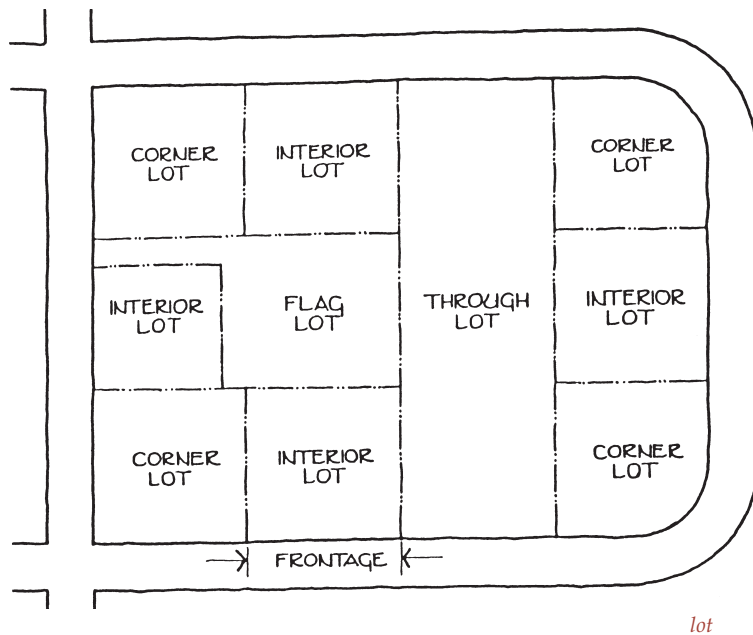
A parcel of land recorded in the Office of the Clerk of the Court, or a parcel described by metes and bounds, the description of which has been so recorded. (*Cecil County, Md.*)

A contiguous parcel of land in identical ownership throughout, bounded by other lots or streets, and used or set aside and available for use as the site of one or more buildings or other definite purpose. For the purpose of this title, a lot may or may not coincide with a lot of record. (*Quincy, Mass.*)

A piece or parcel of land occupied or intended to be occupied, or capable of being occupied, by a permitted principal building or a group of such buildings and accessory buildings, or utilized for a principal use and uses accessory thereto, together with such open spaces as are required by this code. (*Santa Rosa, Calif.*)

A parcel of land occupied or intended for occupancy by one main use permitted in this ordinance, including one principal building and its accessory buildings or as otherwise provided in this ordinance, and having its principal frontage upon a dedicated street. The boundaries of the lot shall be determined by its lot lines. A lot may or may not be the same as a zone lot. (*Wood River, Ill.*)

A unit of land within a subdivision occupied or designed to be occupied by a main building and the accessory buildings or uses customarily incidental to such main building, including the open spaces required by the zoning ordinance and such open spaces as are arranged and designed



to be used in connection with such buildings. (*Golden, Colo.*)

lot, abutting Two or more lots joined by a common boundary line or point. For the purposes of this definition, no boundary line shall be deemed interrupted by a road, street, alley, or public way, it being the intent of this definition to treat property lying on the opposite sides of a road, street, alley, or public way as having a common boundary line or point. (*Sandy, Ore.*)

Parcels which are directly touching and have common parcel boundaries. (Parcels across a public right-of-way shall not be considered abutting.) (*Concord, N.C.*)

Adjacent means the same as abutting. (*Sandy, Ore.*)

A lot abutting upon two or more streets which do not intersect. (*Temple Terrace, Fla.*)

■ **lot area** The computed area contained within the lot lines. (*Santa Rosa, Calif.*; *Wood River, Ill.*)

The total horizontal area within the lot lines of a lot, but not including the private driveway area of a flag lot. (*Multnomah County, Ore.*)

The area within a lot, including land over which easements have been granted, but not including any land within the limits

of a street upon which the lot abuts, even if fee to such street is held by the owner of the lot. For purposes of satisfying the dimensional requirements of this bylaw for the minimum area of a buildable lot, no lot shall include more than 20 percent of its required minimum lot area as land under water, [in the] 100-year floodplain, wetlands or any land which constitutes a protected resource area as defined under the [state law] (excepting the 100 foot buffer zone), or any combination thereof in the aggregate. Where a question exists as to the extent of such protected resource area(s) on a lot, the building commissioner or the planning board may require the applicant to have the limits of the resource area(s) flagged in the field by a consultant knowledgeable in such matters, and then to make a formal request for determination of applicability to the conservation commission to certify the boundaries of the resource areas prior to the issuance of any permits or approvals. (*Maynard, Mass.*)

The horizontal area within the exterior lines of the lot, exclusive of any area in a public or private way open to public uses. (*Quincy, Mass.*)

■ **lot area per dwelling** The number of square feet of lot area required per dwelling unit. (*Hopkins, Minn.*; *Mora, Minn.*)

The number obtained by dividing the lot area by the number of dwelling units on or proposed for the property. (*Jordan, Minn.*)

■ **lot averaging** A means of developing single-family detached dwellings on lots, some of which may be larger and some of which may be smaller than is otherwise required by the base zoning, but not incorporating areas of common open space within the development. (*Willistown Township, Pa.*)

The design of individual adjoining lots within a residential subdivision in which the average lot equals the minimum prescribed area for the [zoning district]. To maintain an average, some lots may be reduced to a maximum of 10 percent below the minimum lot size, while a corresponding number of lots shall each maintain a lot area of at least 10 percent above the minimum lot size. Allowable density shall be within the prescribed maximums. (*San Bernadino, Calif.*)

■ **lot boundary, exterior** The perimeter of any lot or parcels of land or group of lots or parcels to be developed as an integrated project. (*Lake Elsinore, Calif.*)

■ **lot, buildable** (See also **buildable area**) A lot, as defined in this bylaw, which meets all the minimum requirements set forth in this bylaw necessary for the authorized construction of at least one main building/structure. (*Maynard, Mass.*)

■ **lot-by-lot development** The conventional approach to development in which each lot is treated as a separate development unit conforming to all land-use, density, and bulk requirements. Usually, it is contrasted with cluster development or planned unit development. Lot-by-lot development, especially for larger tracts, has tended to become discredited for straitjacketing design by producing "little boxes all in a row." (*American Planning Association*)

■ **lot cluster** Any single lot or a group of adjacent lots having a single uninterrupted perimeter boundary enclosing all of the lots. (*San Juan Capistrano, Calif.*)

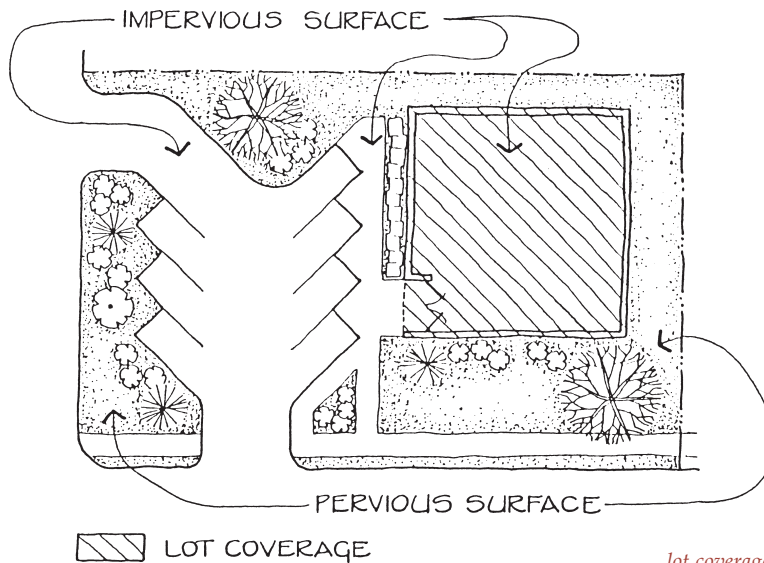
■ **lot consolidation** The removal of lot lines between contiguous parcels. (*Clarkdale, Ariz.*)

The elimination of a property line or lines of unplatted land to create a single unit of land where more than one unit previously existed. (*Sandy, Ore.*)

■ **lot, corner** (See also *plot, corner*) A lot situated at the intersection of two or more streets, which streets have an angle of intersection of not more than 135 degrees. (*Santa Rosa, Calif.*)

A lot having at least two adjacent sides that abut for their full length upon streets. Both such lot lines shall be considered front lot lines. (*Wood River, Ill.*)

A lot abutting on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees. (*North Liberty, Iowa*)



A lot which occupies an interior angle of less than 135 degrees, formed by the intersection of two streets or a street and an accessway. (*Multnomah County, Ore.*)

A lot located at the intersection of two or more streets. (*Blacksburg, Va.*)

(1) A lot located at the junction of two or more intersecting streets, having an interior angle of less than 135 degrees, with a boundary line thereof bordering on two of the streets; (2) the point of intersection of the street lot lines. (*Pima County, Ariz.*)

■ **lot, corridor access** A site with access to a street by means of a corridor. (*Newark, Calif.*)

■ **lot coverage** A measure of intensity of land use that represents the portion of a site that is impervious (i.e., does not absorb water). This portion includes but is not limited to all areas covered by buildings, parked structures, driveways, roads, sidewalks, and any area of concrete asphalt. In the case of lumberyards, areas where lumber is stored also constitutes impervious surfaces. (*Washoe County, Nev.*)

The maximum area of a lot, expressed as a percentage of a lot's total area, that may be encumbered by structures over 12 inches in height. For the purpose of this definition parking areas shall be included as structures regardless of their height. In all zones, except single-family zones,

driveways are also included in lot coverage as structures. (*Santa Rosa, Calif.*)

The portion of a lot that is occupied by buildings or structures, including accessory buildings or structures. (*Wood River, Ill.*)

The area of a lot covered by a building or buildings, expressed as a percentage of the total lot area. (*Multnomah County, Ore.*)

■ **lot coverage ratio** The numerical value obtained through dividing the sum of the gross horizontal area of the footprint of all buildings and covered or roofed structures on a zoning lot by the area of the zoning lot on which the buildings are located or intended to be located.

The first 500 square feet of a detached garage and the first 200 square feet of a porch in the front or corner side yard shall be excluded from the lot coverage ratio calculation in selected zoning districts. (*Glen Ellyn, Ill.*)

■ **lot, deep** A lot whose depth is excessive in relation to its frontage. (*American Planning Association*)

■ **lot depth** The mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines. (*Quincy, Mass.*)

The horizontal distance for the midpoint of the front-lot line to the midpoint of the rear-lot line, or to the rear most point of the lot where there is no rear-lot line. (*Newport Beach, Calif.; Santa Rosa, Calif.*)

The average horizontal distance between the front lot line and the rear lot line. (*Wood River, Ill.*)

The mean horizontal distance between the front and rear lot line. (*North Liberty, Iowa; Perryville, Mo.*)

■ **lot depth, mean** The depth of a lot measured on a line approximately perpendicular to the fronting street and midway between the side lines of such lot. (*Concrete, Wash.*)

■ **lot depth, minimum** The mean horizontal distance between the front lot line and the rear lot line of a lot, measured within the lot boundaries. (*Normal, Ill.*)

■ **lot, double frontage** A lot having frontage on two nonintersecting streets, as distinguished from a corner lot. (*Perryville, Mo.*)

An interior lot having frontage on more than one street or a corner lot having frontage on more than two streets. Each street frontage of an interior lot and the two shortest street frontages of a corner lot shall be deemed a front lot line. (*Newport Beach, Calif.*)

A lot abutting on two streets at their junction, when the interior angle formed is less than 135 degrees. (*Lake County, Ill.*)

A lot that is an interior lot extending from one street to another and abutting a street on two ends (mainly front and back yards). (*Hot Springs, Ark.*)

A lot which fronts upon two streets, or which fronts upon two streets which do not intersect at the boundaries of the lot. (*Loveland, Colo.*)

An interior lot having frontage on two parallel or approximately parallel streets. For the purposes of this definition, a lot which has been denied access to one of the parallel or approximately parallel streets shall not be deemed a double frontage lot. (*Newark, Calif.*)

■ **lot, existing** A lot or parcel zoned or legally used for single-family residential, multifamily residential, commercial, or public facility use and legally created and existing on the effective date of this code, including developed and nondeveloped lots or parcels. (*Sedona, Ariz.*)

■ **lot, exterior** A corner lot. (*Santa Rosa, Calif.*)

■ **lot, flag** A lot not fronting or abutting a public roadway and where access to the public roadway is limited to a narrow private right-of-way. (*Schaumburg, Ill.*)

A large lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots. (*Clarkdale, Ariz.*)

A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip connecting the main building site with the frontage street. (*North Liberty, Iowa*)

A lot that has access to a public right-of-way by means of a narrow strip of land. (*Sandy, Ore.*)

A lot having only its access strip fronting on a private or public street. (*Santa Rosa, Calif.*)

A lot not fronting on or abutting a public road and where access to the public road is by a narrow, private right-of-way. (*Bondurant, Iowa*)

A lot or parcel which includes a private driveway as part thereof. (*Multnomah County, Ore.*)

■ **lot front** The side of a lot that abuts

a public street is the front of the lot. For corner lots, the shortest side fronting upon a street shall be considered the front of the lot. Where buildings exist on the lot, the frontage may be established by the orientation of the buildings, or of the principal entrance, if building orientation does not clearly indicate lot frontage. Where no other method determines conclusively the front of a lot, the administrator shall select one frontage on the basis of traffic flow on adjacent streets, so that the lot is considered to front on the street with the greatest traffic flow. (*Blacksburg, Va.*)

■ **lot frontage** That part of a lot (a lot line) abutting on a street or way; except that the ends of incomplete streets, or streets without a turning circle, shall not be considered frontage. (*Quincy, Mass.*)

The horizontal distance between the side lot lines measured at the point where the side lot lines intersect the street right-of-way. All sides of a lot that abuts a street shall be considered frontage. On curvilinear streets, the arc between the side lot lines shall be considered the lot frontage. (*Blacksburg, Va.*)

The uninterrupted linear or curvilinear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line. The measurement of lot frontage shall not include irregularities in the street line and, in the case of a corner lot, shall extend to the point of intersection of the side line of the rights-of-way. If a lot has frontage on more than one street, frontage on one street only may be used to satisfy the minimum lot frontage. (*Maynard, Mass.*)

The distance for which the front boundary line of the lot and the street line are coincident. (*Rock Hall, Md.*)

All the property on one side of a street, between two intersecting streets, crossing or terminating, measured along the line of the street, or if the street is dead-ended, then all of the property abutting one side between an intersecting street and the dead end of the street. (*Wood Ridge, Ill.*)

The distance along a street line from one intersecting street to another, or from one

intersecting street to the end of a dead-end street. (*North Liberty, Iowa*)

With regards to a lot, that side of a lot abutting on a street; typically, the front lot line. (*Lake Elsinore, Calif.*)

That portion of a development site that abuts a public or private street. For the purposes of determining yard requirements on corner lots, all sides of a lot adjacent to a street shall be considered frontage, and yards shall be provided as indicated under [local law]. (*Sandy, Ore.*)

■ **lot, hamlet** A small residential lot located in a contiguous group, with adjacent and fronting lots oriented toward each other in some ordered geometric way—as on a street, a green, or a paved square—and forming a distinct boundary with the surrounding countryside. Such lots are subject to certain lesser minimum lot standards than otherwise provided in the [district] regulations. No fewer than five and no more than 25 hamlet lots may be grouped together as a rural hamlet. Hamlet lots may consist of two categories of land—one designated for development, called the building area, and another that is permanent open space. (*Loudon County, Va.*)

■ **lot, homestead** A lot of from two to five acres, depending upon the conditions of soil, topography, or other circumstances which govern parcel size on which the existing dwelling shall have been the principal farm dwelling for at least ten years prior to August 14, 1980. The hearings officer may approve a homestead lot division as a non-farm use, provided that all of the approval criteria of this [ordinance] are met. (*Multnomah County, Ore.*)

■ **lot improvement** A building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment. (*Buffalo, Minn.*)

Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment. Certain lot improvements shall be properly bonded as provided in these regulations.

(White Bear Lake, Minn.)

■ **lot, interior** A lot other than a corner lot. (*Blacksburg, Va.*; *North Liberty, Iowa*; *Ocean City, Md.*)

A lot other than a corner or reversed corner lot. (*Cecil County, Md.*; *Lake Elsinore, Calif.*)

A lot other than a corner lot or a through lot. (*Concord, N.C.*)

■ **lot, irregular** A lot of such a shape or configuration that technically meets the area, frontage, and width to depth requirements of this ordinance but meets these requirements by incorporating unusual elongations, angles, curvilinear lines unrelated to topography or other natural land features. (*Blacksburg, Va.*)

A lot whose opposing property lines are generally not parallel, such as a pie-shaped lot on a cul-de-sac, or where the side property lines are not parallel to each other. (*North Liberty, Iowa*)

Any lot where the requirements of this code cannot be clearly applied and must be established by the planning commission. (*Livermore, Calif.*)

■ **lot, key** A lot with a side lot line that abuts the rear lot line of one or more adjoining lots. (*Newport Beach, Calif.*)

A lot: (1) abutting along the entire length of at least one of its side lot lines, either directly or across an alley, the rear lot line of any other lot; or (2) situated between two such key lots. (*Pima County, Ariz.*)

The first interior lot to the rear of a reversed corner lot. (*Newark, Calif.*; *Sacramento, Calif.*)

A lot, the side line of which adjoins the rear line of one or more adjoining lots. (*Lake Elsinore, Calif.*)

The first interior lot abutting the rear of a corner lot. The front lot line of the key lot is a continuation of the side lot line of the corner lot, excluding any lot which is separated from a corner lot by an alley. (*San Jose, Calif.*)

Any lot, the side property line of which abuts the rear property line of one or more lots and which are not separated by an alley or any other public way. (*Sedona, Ariz.*)

■ **lot, lakefront** (See also **lot, shoreland**; **shore lot line**) A lot bounded on at least one side by water and located on the perimeter of a permanently established lake. (*Campbell County, Va.*)

■ **lot line** The property line bounding the lot. (1) Lot line, front: the line separating the lot from the street. In the case of an exterior lot, the front line is the shorter of any two adjacent street lot lines. (2) Lot line, rear: the line opposite to and most distant from the front lot line, other than a side lot line; in the case of an irregularly shaped lot where no rear lot line is apparent, the rear lot line shall be a line 10 feet in length within the lot, parallel to and at a maximum distance from the front lot line. (3) Lot line, side: any lot line other than a front or rear lot line which intersects a front lot line. (*Santa Rosa, Calif.*)

A line dividing one lot from another or from a street or any public place. (*Maynard, Mass.*)

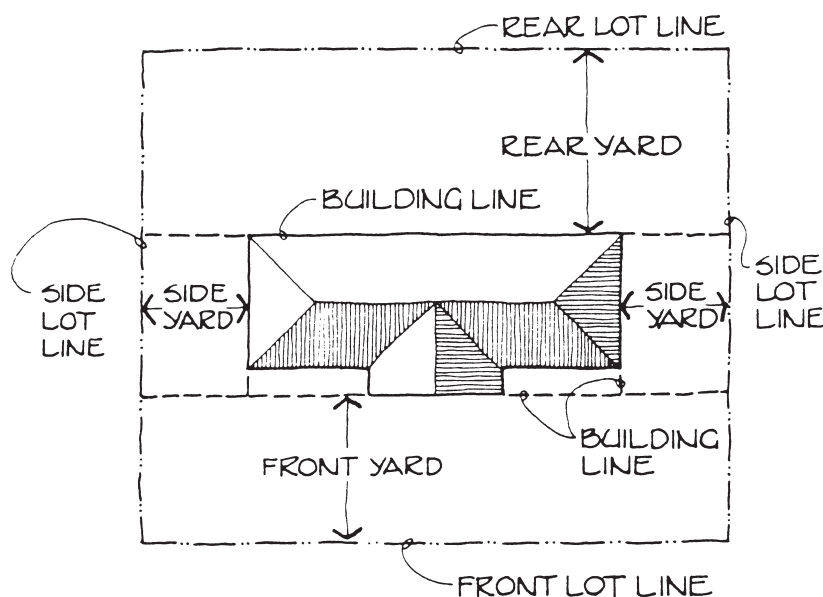
The lines bounding a lot, but not the lines bounding the private driveway

The recorded boundary of a plot. (*Charleston, Ill.*)

■ **lot line adjustment** The adjusting of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land, rectifying a disputed property line location, or freeing such a boundary from any difference or discrepancies. The resulting adjustment shall not create any additional lots, tracts, or parcels, and all reconfigured lots, tracts, or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes. (*Renton, Wash.*)

The reconfiguration of lot lines where an equal or lesser number of lots are created. (*San Juan Capistrano, Calif.*)

The adjustment of a lot line of a recorded lot by the relocation of a common boundary where an additional lot is not created and where an existing parcel is not reduced below the minimum requirements established by the zoning ordinance. (*Beaverton, Ore.*)



lot line

portion of a flag lot. (*Multnomah County, Ore.*)

Any line bounding a lot as herein defined. Lot lines for unusual lot configurations may be determined by the planning director. (*Clark County, Wash.*)

The property lines bounding the lot. (*Cecil County, Md.*)

The relocation of a common property boundary where an additional unit of land is not created and where an existing unit of land reduced in size by the adjustment complies with any applicable development district regulation. (*Sandy, Ore.*)

■ **lot line, common** A line dividing one lot from another. (*Concord, N.C.*)

■ **lot line, exterior side** A lot line which is perpendicular or approximately perpendicular to the front lot line, which separates the longest street frontage dimension of a corner lot from the street. (*Mishawaka, Ind.*)

■ **lot line, front** In the case of an interior lot, a line separating the lot from a street or place; and in the case of a corner lot, a line separating the narrowest frontage of the lot from street. (*Perryville, Mo.*)

A line connecting the foremost points of the side lot lines and dividing the lot from the access right-of-way. (*Cecil County, Md.*)

The property line dividing a lot from a public or private street and from which the required front setback is measured. (*Clarkdale, Ariz.*)

That boundary of a lot which abuts an existing or dedicated public street, and in the case of a corner lot, it shall be the shortest dimension on a public street. If the dimensions of a corner lot are equal, the front lot line shall be designated by the owner and filed with the city. (*Mora, Minn.*)

The boundary of a lot which abuts an existing or proposed public street, and in the case of a corner lot, it is the shortest dimension on a public street. If the dimensions of a corner lot are within 10 percent of being equal, the front lot line is that street line designated by the owner and filed in the office of the building official. (*Hopkins, Minn.*)

In the case of an interior lot, a line separating the lot from the street or accessway; in the case of a corner lot, a line separating the narrowest frontage of the lot from a street or accessway; and in the case of a flag lot, the lot line closest to and most nearly parallel with the street which serves the lot. (*Multnomah County, Ore.*)

■ **lot line, interior** A lot line not abutting a street. (*Sedona, Ariz.*)

Any property line other than a front property line, and any property line that is adjacent to a vehicular access easement or tract. (*Burien, Wash.*)

■ **lot line, interior side** A lot line which is perpendicular or approximately

perpendicular to the front lot line, which separates two lots. (*Mishawaka, Ind.*)

■ **lot line, north** A lot line that requires solar access protection . . . that is 45 degrees or more from a north-south axis as determined by a metes and bounds description established on . . . a tax lot map, verified by a survey . . . , or established by an official [recorded] plat. If more than one north lot line exists for a parcel or lot, solar protection shall be required for each line and the most restrictive solar setback must be met. (*Deschutes County, Ore.*)

The lot line that is the smallest angle from a line drawn east-west and intersecting the northernmost point of the lot, excluding the pole portion of a flag lot. If the north line adjoins an undevelopable area other than a required yard, the northern lot line shall be at the north edge of such undevelopable area. If two lot lines have an identical angle relative to a line drawn east-west, then the northern lot line shall be a line 10 feet in length within the lot parallel with and at a maximum distance from the front lot line. (*Beaverton, Ore.*)

■ **lot line, north-south dimension** The length of a line beginning at the mid-point of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary. (*Beaverton, Ore.*)

■ **lot line, rear** A line separating one lot from other lots or from land in different ownership, being the boundary of a lot which is opposite or approximately opposite the frontage street. Where, because of irregular lot shape, the building inspector and the lot owners cannot agree as to whether a lot line is a side or rear line, it shall be considered a rear line. (*Maynard, Mass.*)

That boundary of a lot which is opposite the front lot line. If the rear lot line is less than 10 feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line. (*Mora, Minn.*)

A lot line which is opposite and most distant from the front lot line, and in the case of an irregular or triangular-shaped lot, a line 10 feet in length within the lot paral-

lel to and at the maximum distance from the front lot line. (*Mishawaka, Ind.*)

The line dividing one lot from another and on the opposite side of the lot from the front lot line; and in the case of an irregular or triangular shaped lot, a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line. (*Multnomah County, Ore.*)

(1) The lot line that is opposite and most distant from the front lot line; (2) the rear lot line of an irregular, triangular, or gore lot shall, for the purpose of this code, be a line entirely within the lot at least 10 feet long and parallel to and most distant from the front lot line. (*Pima County, Ariz.*)

A line connecting the rearmost points of the side lot line. (*Cecil County, Md.*)

■ **lot line, shore** (See *shore lot line*)

■ **lot line, side** (1) Any lot line not a front lot line or a rear lot line; (2) a side lot separating a lot from a street is a street lot line; (3) a side lot line separating a lot from another lot is an interior side lot line. (*Pima County, Ariz.*)

Any boundary of a lot that is not a front lot line nor a rear lot line. (*Cecil County, Md.*)

Any boundary of a lot that is not a front lot line, a street lot line, a shore lot line, or a rear lot line. (*Delafield, Wisc.*)

Any lot line not considered a front or rear lot line. (*Clarkdale, Ariz.; Hopkins, Minn.*)

■ **lot measurement** A lot shall be measured as follows: (1) Depth of a lot shall be considered to be the distance between the mid-points of straight lines connecting the end points of the side lot lines at the front and the rear. (2) Width of a lot shall be considered to be the distance between side lot lines measured at the minimum required front yard setback line. (3) The measurement of lot frontage shall be considered to be the distance between side lot lines at the street right-of-way. If the side lot lines do not intersect the street right-of-way, the lot frontage shall be only that portion of the lot line abutting the street that coincides with the street right-of-way. For an arc-shaped lot line, the lot frontage shall be the tangent or chord di-

mension toward the interior of the lot. (4) The area of a lot shall be computed exclusive of any portion of the right-of-way of any public or private street or easement of access. The area of a lot shall also be exclusive of any approved stormwater storage area. However, floor area ratio and lot coverage ratio shall be calculated using the gross lot area. (5) In the event a recorded distance and a measured distance differ, the village shall accept the recorded distance. (*Glen Ellyn, Ill.*)

■ **lot, minimum area of** The smallest area established by this ordinance upon which a use, structure, or building may be located in a particular district. (*Rock Hall, Md.*)

The area of a lot computed exclusive of any portion of the right-of-way of any public thoroughfare. (*Archbold, Ohio*)

■ **lot, nonconforming** (See also *non-conformance*) A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment. (*Clarkdale, Ariz.*)

A lot lawfully existing at the effective date of this chapter, or any subsequent amendment thereto, which is not in conformity with all provisions of this chapter. Notwithstanding the minimum lot area requirements, in any district in which structures are permitted, a structure may be erected on a lot which was a lot of record, even though such lot fails to meet the present requirements for frontage or area, or both, that are applicable for that use in the district allowed; provided, however, that such lot is not contiguous with another lot or lots in the same ownership, provided that the property is either on town sewer or the property owner obtains a state and/or municipal septic permit, and further provided that the zone's minimum front, side, and back yard setbacks are satisfied. (*Hudson, N.H.*)

A lot that lawfully existed prior to the enactment of the requirements of this chapter, but which does not meet the minimum lot size or lot width requirements of the zoning district in which it is located. (*Champaign, Ill.*)

A lot or parcel of land that was of record and lawfully established and maintained but which, because of the enactment of this [code], no longer conforms to the land-use standards or use regulations of the zone in which it is located. (*Island County, Wash.*)

■ **lot of record** A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records. (*California Planning Roundtable*)

A lot that is a part of a subdivision, the map or plat of which has been recorded in the office of the county recorder . . . ; or a lot or parcel of land, the deed of which has been recorded in the office of the county recorder. . . . (*Perryville, Mo.*)

Any lot which is one unit of a plat duly approved and filed prior to the effective date of this code or one unit of an auditor's subdivision or a registered land survey, or a parcel of land not so platted, subdivided, or registered, for which a deed, auditor's subdivision, or registered land survey has been recorded in the office of the register of deeds or the registrar of titles. (*Mora, Minn.*)

An area of land which is designated as a separate platted subdivision lot in a subdivision plat prepared in accordance with the plat act and recorded in the office of the county recorder of deeds. (*Glen Ellyn, Ill.*)

■ **lot of record, nonconforming** A lot legally existing as of the date on which this ordinance is adopted, which does not meet the applicable area, frontage, width, or depth requirements established by this ordinance. (*Limington, Maine*)

■ **lot of record, substandard** Any lot lawfully existing at the time of adoption or amendment of this zoning code and not in conformance with the dimensional and/or area provisions of this zoning code. (*Newport, R.I.*)

■ **lot, oversized** A lot which is greater than twice the required minimum lot size allowed by the subject zoning district. (*Beaverton, Ore.*)

■ **lot, panhandle** A site with access to a road by means of an accessway having not less than 30 feet of frontage and a

width of not less than 30 feet. The length of the panhandle shall be measured from the frontage line to the nearest point of intersection with the nearest property line parallel or most nearly parallel to the frontage line. (*Woodside, Calif.*)

A polygonal-shaped lot with the appearance of a frying pan or flag and staff in which the handle is most often used as the point of access. . . . The handle, when less than the minimum width for a building lot in the zoning district in which it is located, is not to be used in computing the minimum required lot area or delineating the minimum required building envelope. The width of the handle at any point must not be less than the minimum required frontage. (*Cecil County, Md.*)

■ **lot, perimeter** The aggregate of all exterior lot lines or boundaries. (*Prescott Valley, Ariz.*)

■ **lot, pipestem** A panhandle or flag-shaped lot with its widest point set back from the road at the rear of another lot (called the pipe), and having a thin strip of land connecting to the road to provide legal access and frontage (called the stem). Pipestem lots are also referred to as panhandle lots or flag lots. (*Blacksburg, Va.*)

■ **lot, recorded** A lot designed on a subdivision plat or deed, duly recorded pursuant to statute in the recorder's office. A recorded lot may or may not coincide with a zoning lot. (*Lake County, Ill.*)

A lot designated on a plat of subdivision duly recorded pursuant to statute, in the recorder's office for the recording of deeds, plans, etc., of [the county]. A recorded lot may or may not coincide with a zoning lot or an accredited zoning lot. (*Pittsburgh, Pa.*)

■ **lot, reverse corner** A corner lot, the side street line of which is substantially a continuation of the front lot line of the first lot to its rear. (*Redding, Calif.*)

A corner lot, the side street of which is substantially a continuation of the front lot line upon which the rear of said reverse corner lot abuts. (*Santa Clara County, Calif.*)

A corner lot having its side street line a continuation of the front lot line of the first lot to its rear. (*Clarkdale, Ariz.*)

A corner lot which has its exterior side yard adjacent to the front yard of the abutting lot. (*Santa Rosa, Calif.*)

A corner lot, the street side of which is substantially a continuation of the front lot line of the first lot to its rear. (*Lake Elsinore, Calif.*)

■ **lot, reversed frontage** A key lot or the first lot to the rear of a corner lot, the front lot line of which is a continuation of the side lot line of the corner lot and fronting on the street that intersects the street upon which the corner lot fronts and/or that faces the street upon which the side of a corner lot abuts. (*Newport Beach, Calif.*)

■ **lot, shoreland** (See also **lot, lakefront; shore lot line**) A lot, any part of which is located within shorelands. (*Bayfield County, Wisc.*)

A waterfront lot is any lot having a rear yard which is not separated from any lake, river, canal, or other substantial surface water course . . . by any dedicated road or by more than 10 feet of land under different ownership. (*Ormond Beach, Fla.*)

■ **lot-size requirement** Restrictions controlling the minimum area and minimum width of lots and the density of residential development in terms of dwelling units per acre. (*Wheeling, Ill.*)

The lot area and lot width requirements of the applicable zoning district. (*Milwaukee, Wisc.; Wood River, Ill.*)

■ **lot split** The division or redivision of a tract or parcel of land into two lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development. (*Temple Terrace, Fla.*)

■ **lot, through** A lot having a pair of opposite lot lines along two more or less parallel public streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines. (*Cecil County, Md.; Mora, Minn.*)

A lot, other than a corner lot, having frontage on two parallel, or approximately parallel, streets. (*Santa Rosa, Calif.*)

A lot having a pair of approximately parallel lot lines that abut two approximately

parallel streets. Such lots shall be considered to have two front lot lines. (*Wood River, Ill.*)

An interior lot having frontage on two streets. (*Clarkdale, Ariz.*)

■ **lot, through, double frontage** A lot having a frontage on two approximately parallel streets or fronting on two streets not parallel. (*Rock Hall, Md.*)

■ **lot type** Terminology used in this ordinance with reference to corner lots, interior lots, and through lots. . . . (*Glen Ellyn, Ill.*)

■ **lot, undeveloped** (See also **land, vacant**) A platted lot or parcel of land upon which no structure exists. (*Renton, Wash.*)

■ **lot width** The horizontal distance between side lines measured along a line that is parallel to the front lot line and located the minimum exterior setback distance from the front lot line. (*Blue Springs, Mo.*)

The horizontal distance between side lot lines measured at the required front setback. (*Blacksburg, Va.*)

The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. (*Staunton, Va.*)

The distance between side lot lines. In an open-space residential development, the distance between side lot lines shall be measured at the street lot line. In a conventional residential development and for nonresidential developments, the distance between side lot lines shall be measured parallel to, and at a distance equal to the required street yard from the street lot line. When a lot has more than one street lot line, the required lot width shall be measured along the narrowest street lot line. (*Lake County, Ill.*)

The horizontal distance between the two side boundary lines of a lot, measured at the front building setback line, as established by the conditions of approval of a tentative subdivision or parcel map, or by the conditions of approval of a development plan, or by the zoning regulations of the district in which the lot is situated. The specific front setback line used to

determine a lot's width shall be selected by the property owner or his designee. (*Santa Rosa, Calif.*)

The diameter of the largest circle that can be inscribed within the side lot lines at any point on a continuous line from the frontage of the lot to the front line of the principal structure of the lot. (*Maynard, Mass.*)

■ **lot width, average** The distance between side lot lines 25 feet behind the required minimum front yard line parallel to the street or street chord. (*Prescott Valley, Ariz.*)

■ **lot width, minimum** The mean horizontal distance between the side lot lines of a lot, measured within the lot boundary. Lot width shall be measured at the front lot line or at the required setback line or cul-de-sac within the lot boundary behind the required front yard setback line. (*Normal, Ill.*)

The closest distance between the side lot lines of a lot. (*Limington, Maine*)

■ **lot, wooded** Any lot having more than one viable tree of a caliper of six inches or greater per 1,500 square feet of lot area. A wooded lot is a lot that has woodland. (*Willistown Township, Pa.*)

■ **lot, zipper** A division of property using smaller lots with offset rear lot lines to allow a usable rear yard. (*Renton, Wash.*)

■ **lot, zoning** (See also **lot**) A single tract of land in common ownership located within a single block, which is used or occupied for any principal use, whether permitted, special, or nonconforming. A zoning lot need not coincide with a lot of record, and may consist of: (1) a single lot of record; (2) a portion of a lot of record; (3) a combination of complete lots of record; of complete lots of record and portions of lots of record; or of portions of lots of record; a piece of property described by metes and bounds. (*Glen Ellyn, Ill.*)

A parcel of land that is designated by its owner at the time of applying for a building permit as one lot, all of which is to be used, developed, or built upon as a unit under single ownership. Such lot may consist of: (a) a single recorded lot; or (b) a por-

tion of a recorded lot; or (c) a combination of complete recorded lots, complete recorded lots and portions of recorded lots, or portions of recorded lots. (*Pittsburgh, Pa.*)

A single tract of land located within a single block, which is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a zoning lot may or may not coincide with a lot of record. (*Wood River, Ill.*)

■ **lottery** (See also *gambling*) Any scheme or procedure whereby one or more prizes are distributed by chance among persons who have paid or promised consideration for a chance to win such prizes, whether such scheme or procedure is called a lottery, raffle, gift, sale, or some other name. (*State of Illinois*)

■ **lounge** (See *bar*)

■ **lumber manufacturing** (See also *forest industry; sawmill*) Manufacturing, processing, and sales uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. (*Rancho Mirage, Calif.*)

■ **lumberyard** (See also *home improvement center*) A facility where building materials such as lumber, plywood, dry-wall, paneling, cement blocks and other cement products, and other building products are stored and sold. Lumberyards may also process lumber by performing millwork, planing, cutting, and other customizing processes. Lumberyards may provide for the sale of associated products including tools and fasteners. (*Waukesha, Wisc.*)

An area used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products, but not including the manufacture or fabrication of lumber, lumber products, or firewood. (*Siskiyou County, Calif.*)

An establishment where lumber and other building materials such as brick, tile, cement, insulation, roofing materials, and the like are sold at retail. The sale of items, such as heating and plumbing supplies, electrical supplies, paint, glass,

hardware, and wallpaper is permitted at retail and deemed to be customarily incidental to the sale of lumber and other building materials at retail. (*Hartford, Conn.; Loveland, Colo.*)

■ **lumen** (See also *lighting definitions*) A unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of these regulations, the lumen-output values shall be the initial lumen output ratings of a lamp. (*Ames, Iowa*)

A unit of measure of the quantity of light that falls on an area of one square foot every point of which is one foot from the source of one candela. A light source of one candela emits a total of 12.57 lumens. (*Eatontown, N.J.*)

A unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of one candle intensity. (*San Juan Capistrano, Calif.*)

Unit used to measure the actual amount of visible light which is produced by a lamp as specified by the manufacturer. (*Sedona, Ariz.*)

■ **luminaire** (See also *lighting definitions*) A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts. (*Champaign, Ill.*)

A complete lighting unit consisting of one or more lamps, together with the components designed to distribute the light, to position and protect the lamps, and to connect the lamps to the electrical power supply; also called the lighting fixture. (*Juneau, Alaska*)

■ **luminaire, cutoff-type** (See also *lighting, fully shielded*) A luminaire with elements such as shields, reflectors, or refractor angles that direct and cut off the light at a cutoff angle less than 90 degrees. (*Lake County, Ill.*)

■ **lux** (See also *lighting definitions*) A unit of illumination equal to the direct illumination on a surface that is everywhere one meter from a uniform point source of one candle intensity or equal to one lumen per square meter. (*San Juan Capistrano, Calif.*)

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■ **machine shop** (See also *industry definitions*; *manufacturing definitions*; *metal products fabrication*) Shops where lathes, presses, grinders, shapers, and other wood- and metal-working machines are used such as blacksmith, tin-smith, welding, and sheet metal shops; plumbing, heating, and electrical repair shops; and overhaul shops. (*Waukesha, Wisc.*)

■ **mail order catalog sales** An establishment primarily engaged in the retail sale of products by television, tele-marketing, catalog, and mail order. Such a use may include warehousing, shipping, and receiving of merchandise intended for retail sale. (*Lincoln, Nebr.*)

A business establishment that is primarily organized to promote, receive, and fill requests for merchandise or services through the mail. (*San Jose, Calif.*)

■ **mail services** (See also *freight transportation service*; *post office*) A commercial business which conducts the retail sale of stationery products, provides packaging and mail services (both U.S. Postal and private service), and provides mailboxes for lease. (*San Juan Capistrano, Calif.*)



mail services

■ **main building** (See *building, principal*)

■ **Main Street** (See also *neighborhood retail establishment*) A neighborhood shopping area . . . sometimes having a unique character that draws people from outside the area. (*Portland, Ore.*)

■ **maintain** In a condition or state of equivalent quality to that which was approved or required by the city. (*Santa Clara County, Calif.*)

The replacing or repairing of a minor part or parts of a building or structure which has degraded by ordinary wear and tear or by the weather. (*Concord, N.C.*; *Sedona, Ariz.*)

To cause or allow to continue in existence; when the context indicates, "maintain" shall mean to preserve and care for a structure, improvement, conditions, or area so that it remains attractive, safe, and presentable and carries out the purposes for which it was installed, constructed, or required. (*Beaverton, Ore.*)

■ **maintenance** The servicing, repairing, or altering of any premises, appliance, apparatus, or equipment to perpetuate the use or purpose for which such premises, appliance, apparatus, or equipment was originally intended. (*Wadsworth, Ohio*)

In reference to a cleaning, painting, repair, or replacement of defective parts in a manner that does not alter the basic copy, design, or structure. (*Columbus, Ohio*)

An activity that restores the character, scope, size, or design of a serviceable area, structure, or land use to its previously existing, authorized, and undamaged condition. Activities that change the character, size, or scope of a project beyond

the original design and drain, dredge, fill, flood, or otherwise alter additional regulated wetlands are not included in this definition. (*Renton, Wash.*)

■ **maintenance services establishment, building** An establishment providing

routine maintenance of buildings. This term includes but is not limited to a window washing, building cleaning, pest extermination, or disinfecting service. (*Milwaukee, Wisc.*)

■ **maintenance guarantee** (See also *performance guarantee*) A guarantee of facilities or work to ensure the correction of any failures of any improvements required pursuant to this ordinance and regulation, or to maintain same. (*Easton, Md.*)

■ **mall** (See *pedestrian mall*; *shopping mall*)

■ **mall, obsolete** (See *greyfield*)

■ **manufactured home park** (See also *mobile home park*) A contiguous parcel of land which has been developed for the placement of manufactured homes and is owned by an individual, firm, trust, partnership, public or private association, or corporation. (*Hopkins, Minn.*)

Any grouping of four or more manufactured homes or manufactured home lots. (*Campbell County, Va.*)

A parcel of land which has been planned and improved for the placement of manufactured homes for residential use, with single control or ownership. (*Vernal City, Utah*)

Any area, lot, parcel, or tract held in common ownership, and on which individual portions of said area, lot, parcel, or tract are leased for the placement of manufactured homes as a primary residence. A manufactured home land lease community does not include manufactured home subdivisions or property zoned for manufactured home subdivisions. (*Concord, N.C.*)

■ **manufactured home space** (See also *mobile home lot*; *mobile home space*)

Any portion of a manufactured dwelling park which is designated or used for occupancy of one manufactured home or mobile home, including its accessory structures and its outdoor living areas, but exclusive of space provided for the common use of tenants such as roadways and guest parking. (*Sandy, Ore.*)

A portion of ground within a manufactured home park designated for the per-

manent location of one manufactured home. (*Boulder County, Colo.*)

The portion of land area allotted or designated to be allotted to any one manufactured home. The term manufactured home space shall include the term mobile home space. (*Concord, N.C.*)

That area designated to accommodate one manufactured home within the manufactured home park. (*Campbell County, Va.*)

■ **manufactured home stand** The part of a manufactured home space beneath the manufactured home that includes the concrete slab or runners on which the home is placed. (*Wood River, Ill.*)

That portion of the manufactured home space reserved for the location of the manufactured home or mobile home. (*Sandy, Ore.*)

■ **manufactured home subdivision** (See also *mobile home subdivision*) A parcel of land which has been planned and improved for the placement of manufactured homes for residential use on single lots with private ownership of the lots. (*Vernal City, Utah*)

A subdivision intended to be occupied primarily or exclusively by manufactured homes. (*Deschutes County, Ore.*)

A parcel or contiguous parcels of land subdivided into two or more lots configured for development of manufactured housing. (*Concord, N.C.*)

■ **manufactured housing** (See also *factory-built housing; mobile home; modular housing; panelized housing*) A factory-built, single-family structure that is manufactured under the authority of . . . the National Manufactured Home Construction and Safety Standards Act, is transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame. (*Cedar Rapids, Iowa*)

A residential building, dwelling unit, or habitable room thereof, which is either

wholly constructed or partially assembled on the site in accordance with regulations adopted by the commission of housing and community development of the state. (*Santa Rosa, Calif.*)

A factory-built, single-family structure, which is manufactured or constructed under authority of 42 U.S.C. Sec. 5403, Federal Manufactured Home Construction and Safety Standards, and is to be used as a place for human habitation, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles. A mobile home is not a manufactured home unless it has been converted to real property and is taxed as a site-built dwelling. For the purpose of this title, a manufactured home shall be considered the same as any site-built, single-family detached dwelling. (*North Liberty, Iowa*)

Commentary: Manufactured housing is a generic term that describes housing that is manufactured in a factory rather than on site. As defined above, manufactured housing includes all housing built to the "HUD Code," which is cited in the definitions. Some zoning codes still refer to manufactured housing that is built to the HUD Code as a mobile home. However, manufactured housing is the correct term.

■ **manufacturing** (See also *industry definitions*) The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors. (*Siskiyou County, Calif.*)

The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials including but not limited to oils, plastics, resins, etc. (*Clarkdale, Ariz.*)

To bring something into being by forming, shaping, combining, or altering materials. (*Hopkins, Minn.*)

Any manufacturing or industrial production which by the nature of the materials, equipment, and process utilized are not objectionable by reason of odor, radiation, noise, vibration, gas fumes, dust, smoke, refuse matter or water-carried waste. (*Archbold, Ohio*)

Fabrication of raw materials or assembly of parts or materials fabricated offsite. (*Chelsea, Mass.*)

■ **manufacturing, custom** Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln. (*Blacksburg, Va.*)

■ **manufacturing, heavy** The manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process. (*Nashville and Davidson County, Tenn.*)

An establishment engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line. This term includes but is not limited to: (a) processing and packaging of alcohol beverages; (b) chemical manufacturing; (c) stonework or concrete product manufacturing; (d) fabrication of metal products; (e) manufacturing of agricultural, construction, or mining machinery; (f) motor vehicle manufacturing; (g) lumber milling; (h) ship or boat construction (i) permanent concrete/batch plant. (*Milwaukee, Wisc.*)

The manufacturing of products from raw or unprocessed materials, where the finished product may be combustible or explosive. This category shall also include any establishment or facility using large

unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment, that cannot be integrated into the building design, or engaging in large-scale outdoor storage. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious adjacent land uses, or requires a significant amount of on-site hazardous chemical storage shall be classified under this land use. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: large-scale food and beverage operations, lumber, milling, and planing facilities; aggregate, concrete, and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production, and plastic processing and production. (*San Jose, Calif.*)

An establishment or activity primarily engaged in manufacturing, production or assembly which involves specialized processes on the premises. (*Concord, N.C.*)

■ **manufacturing, light** The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing. (*Nashville and Davidson County, Tenn.*)

The manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building. (*Loveland, Colo.*)

An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily

from previously prepared materials, or the indoor provision of industrial services, where there are few external effects across property lines. This term includes but is not limited to a business engaged in the processing, fabrication, assembly, treatment, or packaging of food, textile, leather, wood, paper, chemical, plastic, or metal products, but does not include basic industrial processing from raw materials. (*Milwaukee, Wisc.*)

The processing or fabrication of certain materials or products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties. (*Vadnais Heights, Minn.*)

Product assembling or mixing, where previously processed components or manufactured parts produced off-site are fitted together into a complete machine or blended together to form a non-combustible and non-explosive product. Product packaging, including bottling, canning, packing, wrapping, and boxing of products assembled or manufactured off-site. The assembling or packaging shall not produce noise, vibration, hazardous waste materials, or particulate that create significant negative impacts to adjacent land uses. Odors produced on-site shall not negatively affect other businesses or properties in the area. Examples of assembling include but are not limited to the production of the following: clothes; furniture (where wood is milled off-site); pharmaceuticals; hardware; toys; mechanical components; electric or electronic components; small vehicle assembly; and computer software. Examples of packaging include facilities for bottling beverages, canning and wrapping foods, and boxing electronic components. (*San Jose, Calif.*)

An establishment or activity primarily engaged in manufacturing, production or assembly which does not involve, on the premises, the use of heat, noise, or odor generating/producing processes, which are detectable off-site. (*Concord, N.C.*)

■ **manufacturing, medium** The processing and manufacturing of materials or products predominately from extracted

or raw materials. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. (*Nashville and Davidson County, Tenn.*)

The manufacturing of products from processed or unprocessed raw materials, where the finished product is noncombustible and nonexplosive. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users, but is not offensive or obnoxious. Odors produced on-site shall not have a material negative effect on other businesses or properties in the area. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: glass products made from manufactured glass; clay and pottery products; food and beverages; candy and other confectionery products; computer hardware; products made from rubber, plastic, or resin; converted paper and cardboard products; fabricated metal products made from semifinished metals. (*San Jose, Calif.*)

■ **manufacturing, primary** Establishments engaged in the initial processing or treatment of raw material or manufacturing of products that require additional processing, fabrication, or assembly for ultimate use by the consumer. (*Jefferson County, Colo.*)

■ **manufacturing, secondary** Establishments engaged in the manufacture of products for final use or consumption. This usually involves the secondary processing, fabrication, or assembly of semifinished products from a primary manufacturing industry. (*Jefferson County, Colo.*)

■ **map** (See *base map; concurrency determination network map; flood boundary floodway (FBFW) map; flood hazard boundary maps; flood insurance rate map (FIRM); official map; parcel map; subdivision map; subdivision map, preliminary; topographic map; vicinity map; zoning map*)

■ **marijuana dispensary** (See *medical marijuana dispensary*)

■ **marina** (See also *boat livery; moorage, commercial; port and harbor facilities; water-dependent use; waterfront, marine-boat zone*) Waterfront establishments whose business is offering the sale or rental of boats and marine sporting equipment and the servicing, repair, or storage of same. Such establishments may also provide travelift services, slip rental, gasoline, sanitary pumpout service and food, drink and transient lodging accommodations. (Bayfield County, Wisc.)

A use of land involved in the operation of a marina including structures and activities normally integral to the operation of a marina, such as servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating equipment. (Clearwater, Fla.)

A dock or basin where slips, moorings and often supplies, repairs, and other services are available for craft. (Quincy, Mass.)

Any facility for the mooring, berthing, storing, or securing of watercraft (pictured at right), but not including community piers and other non-commercial boat docking and storage facilities. A marina may include boat sales, boat fuel sales, boat construction, boat repair, marine equipment sales, or promotional events, boat and jet ski rental, and other uses clearly incidental to watercraft activities. (Cecil County, Md.)

An establishment providing docking, moorage space, and related activities limited to the provisioning or minor repair of pleasure boats and yachts, and accessory facilities including but not limited to showers, toilets, and self-service laundries. (King County, Wash.)

A facility for secure mooring of boats, including facilities for storage and repair of boats and sale of boating supplies and fuel, for use by the owner or resident of the lot, and those other than the owner or resident of the lot, upon which the facility is located. (Virginia Beach, Va.)

■ **marine service station** A marine retail sales and service use in which fuel for boats is sold, and where accessory uses including but not limited to towing or minor vessel repair may also be provided. (Seattle, Wash.)

■ **maritime activities** (See also *port and harbor facilities; water-dependent use*) Activities required for, supportive of, or commonly associated with the construction, repair, operation, storage, loading, and unloading of boats, waterfront dock and port facilities, marinas, navigation aids, boat fuel and equipment supply, ground-level parking incidental to such uses, and other activities the primary purpose of which is to facilitate maritime trade. (Portland, Maine)



maritime activities

■ **market study** The process of analyzing and interpreting data relating to a proposed [retail] center, including extent of the trade area to be served, characteristics of the population conditions, competitive influences of other shopping centers, adequacy of the site, and any other factors that might influence the success or failure of the center. (Waukesha, Wisc.)

■ **market value** (See also *fair-market value*) The estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels. (Limington, Maine)

■ **marquee** (See also *awning*) A permanent, roofed structure attached to and supported by the building and projecting over public property. (Sedona, Ariz.)

Any permanent roof-like structure projecting beyond a building or extending

along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather. (Concord, N.C.)

■ **marsh** (See also *swamp; wetland definitions*) A type of wetland where the soil is usually waterlogged during the growing season. Vegetation includes cattails, bulrushes, spikerushes, grasses, and various other marsh plants. (Wayne County, Ohio)

An area periodically or permanently covered with shallow water, either fresh or saline. (California Planning Roundtable)

■ **mass transit** (See *transit*)

■ **massage** The manipulation of body muscle or tissue by rubbing, stroking, kneading, or tapping, by hand or mechanical device. (Concord, N.C.)

■ **massage establishment** (See also *health spa*) Any building, room, place, or establishment other than a regularly licensed and established hospital or dispensary where nonmedical or nonsurgical manipulative exercises or devices are practiced upon the human body manually or otherwise by any person other than a licensed physician, surgeon, dentist, occupational or physical therapist, chiropractor, or osteopath with or without the use of therapeutic, electrical, mechanical, or bathing devices. Shall also include any bathing establishment. (Gurnee, Ill.)

Any establishment having a fixed place of business where any person, firm, asso-

ciation, or corporation engages in or carries on or permitted to be engaged in or carried on the activity of massage, defined as any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external soft parts of the body with the hands or with the aid of any mechanical or electrical apparatus or appliance with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, or other similar preparations commonly used in this practice by a certified massage therapist. (*Schaumburg, Ill.*)

An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the state. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service. (*San Bernardino, Calif.*)

Any building, room, place, or establishment other than a regularly licensed hospital or dispensary where nonmedical and nonsurgical manipulative exercises are practiced on the human body for other than cosmetic or beautifying purposes with or without the use of mechanical or bathing devices by anyone not a physician or surgeon or similarly registered status. (*Beverly Hills, Calif.*)

An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by [the state]. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or simi-

lar manipulation of the human body is offered as an incidental or accessory service. (*Rock Hall, Md.*)

Any establishment or business wherein massage is practiced, including establishments commonly known as health clubs, physical culture studios, massage studios, or massage parlors. (*Concord, N.C.*)

■ **master plan** (See also *comprehensive plan; general plan*) A comprehensive long-range plan intended to guide growth and development of a community or region and one that includes analysis, recommendation, and proposals for the community's population economy, housing, transportation, community facilities, and land use. (*Iowa State University Extension Service; Sheridan, Wyo.*)

A land-use plan focused on one or more sites within an area that identifies site access and general improvements and is intended to guide growth and development over a number of years, or in several phases. (*Renton, Wash.*)

■ **mausoleum** (See also *cemetery; columbarium; crematorium*) A building containing above-ground tombs. (*Southaven, Miss.*)

■ **maximum allowable density** (See *density, maximum allowable*)

■ **meat processing establishment** (See also *food processing establishment*) A building where live animals are killed and processed; and/or a building where meat, poultry, or eggs are cooked, smoked, or otherwise processed or packed but does not include a butcher shop or rendering plant. (*Steamboat, Colo.*)

■ **media** (See also *communications services*) Anything printed or written, or any picture, drawing, photograph, motion picture, film, videotape or videotape production, or pictorial representation, or any electrical or electronic reproduction of anything that is or may be used as a means of communication. "Media" includes but shall not necessarily be limited to books, newspapers, magazines, movies, videos, sound recordings, CD-ROMs, other magnetic media, and undeveloped pictures. (*Normal, Ill.*)

■ **median** An area in the approximate center of a city street or state highway that is used to separate the directional flow of traffic, may contain left-turn lanes, and is demarcated by curb and guttering, having painted or thermally applied stripes or other means of distinguishing it from the portion of the roadway used for through traffic. (*Thornton, Colo.*)

■ **median, nonrestrictive** A painted centerline that does not provide a physical barrier between center traffic turning lanes or traffic lanes traveling in opposite directions. This includes roadways with continuous center turn lanes and undivided roads. (*Orlando, Fla.*)

■ **median, restrictive** The portion of a divided roadway or divided driveway separating vehicular traffic traveling in opposite directions. Restrictive medians include physical barriers that prohibit movement of traffic across the median, such as a concrete barrier, a raised concrete curb and/or island, and a grassed or swaled median. (*Orlando, Fla.*)

■ **medical clinic** (See *clinic; clinic, medical or dental*)



medical clinic

■ **medical marijuana dispensary** A facility where marijuana is made available for medical purposes. . . . [A]lso includes establishments from which marijuana is delivered to patients who cannot obtain it from a dispensary due to physical or mental disability, for medical purposes in compliance with [local health and safety code]. (*Berkeley, Calif.*)

■ **medical support facilities** Uses and facilities such as but not limited to: on-site medical waste storage and disposal; warehousing and storage of medical related equipment and supplies; garages; and other facilities commonly associated with medical institutions. (*Renton, Wash.*)

■ **medical use** Those uses concerned with the diagnosis, treatment, and care of human beings. These include: hospitals; dental services; medical services or clinics; nursing, convalescent homes; orphan's homes; rest homes; sanitariums. (*Vadnais Heights, Minn.*)

■ **medical waste** Any solid waste that is generated in the diagnosis, treatment, or immunization of human beings or animals, in research pertaining thereto, or in the production or testing of biologicals, but does not include any hazardous waste, radioactive waste, or those substances excluded from the definition of solid waste. (*Alamance County, N.C.*)

■ **medical waste facility** A facility used to store and/or repack medical waste for transportation to a processing facility. (*Nashville and Davidson County, Tenn.*)

■ **meeting hall** (See also *assembly hall; auditorium*) A building designed for public assembly, containing at least one room having an area equivalent for four square feet per dwelling unit or 2,400 gross square feet, whichever is greater. (*Monroe County, Fla.*)

■ **meeting minutes** (See *minutes*)

■ **megachurch** (See *church, megachurch*)

■ **megaplex theater** (See *movie theater, cineplex*)

■ **membership organization** (See also *club; fraternal organization*) An association of persons for the promotion of

some lawful nonprofit common objective, such as literature, science, politics, good fellowship, or community service, which meets periodically and is limited to members. (*Beaverton, Ore.*)

Organizations which are fraternal, religious, recreational, charitable, or literary in nature and which operate as nonprofit enterprises. (*Richland, Wash.*)

An association of persons, whether incorporated or unincorporated for some common purpose, but not including groups organized primarily to render a service carried on as a business. (*Golden, Colo.*)

■ **membership organization facilities** Permanent, headquarters-type, and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; civic, social, and fraternal organizations; country clubs (golf courses separately defined); labor unions and similar organizations; political organizations; professional membership organizations; other membership organizations. (*Truckee, Calif.*)

■ **mental health facility** (See also *hospital; sanitarium/sanitorium*) A facility or institution for diagnosing, treating, caring for, or counseling people requiring mental health services in confinement. (*Palmer, Alaska*)

Any individual, association, group or other entity at one location whose primary purpose is to provide services for the care, treatment, habilitation, or rehabilitation of the mentally ill, the developmentally disabled, or substance abusers, and includes any area facility, licensable facility, private facility, residential facility, state facility, 24-hour facility, Veterans Administration facility. (*Concord, N.C.*)

■ **messenger service office** (See also *mail services*) A place wherein communications or other items are taken for eventual delivery to another place, or have been already delivered from another place to be received at said place. (*Wheeling, Ill.*)

■ **metal products fabrication** (See also *machine shop*) The assembly of metal

parts, including blacksmith and welding shops, sheet metal shops, machine shops, and boiler shops, that produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products. (*Rancho Mirage, Calif.*)

■ **metes and bounds** A series of lines around the perimeter of an area; metes means bearing and distances and bounds refers to monuments both physical and legal. (*Jefferson County, Colo.*)

A description of land prepared by a state-registered land surveyor providing measured distances and courses from known or established points on the surface of the earth. (*Cecil County, Md.*)

A system of describing and identifying land by measures (metes) and direction (bounds) from an identifiable point of reference such as a monument or other marker, the corner of intersecting streets, or, in rural areas, a tree or other permanent feature. It is the most precise of the three most common forms of urban land description (the others are by street number of house and by blocks and lots in tract subdivision). (*Handbook for Planning Commissioners in Missouri*)

■ **metropolitan** Of, relating to, or characteristic of a large important city. (*California Planning Roundtable*)

■ **metropolitan planning organization (MPO)** (See also *regional planning agency*) A local governmental unit that has legal jurisdiction over a geographic area for government service planning such as transportation and land-use planning. (*United States Census Bureau*)

■ **metropolitan statistical area (MSA)** A county with a central city or adjoining central cities totaling 50,000 or more in population, and the surrounding suburbs or counties that are strongly linked economically and socially. The Bureau of the Census established the definition, which is more complex than the above. (*Handbook for Planning Commissioners in Missouri*)

A geographic entity . . . based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and

social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an urbanized area and a total population of at least 100,000 (75,000 in New England). (*United States Census Bureau*)

■ **mezzanine** (See also **floor**; **story**) An intermediate floor placed in any story or room. When the total area of any such mezzanine floor exceeds 33.3 percent of the total floor area in the room or story in which the mezzanine floor occurs, it shall be considered as constituting an additional story. The clear height above or below a mezzanine floor construction shall be not less than seven feet. (*Coral Gables, Fla.*)

An intermediate or fractional story between the floor and ceiling of a main story, used for a purpose accessory to the principal use. A mezzanine is usually just above the ground or main floor and extending over only part of the main floor. The floor area of a mezzanine is included in calculating the floor area ratio of a structure. (*Gurnee, Ill.*)

A story which covers one-third or less of the area of the story directly underneath it. A mezzanine shall be deemed a full story if it covers more than one-third of the area of the story directly underneath such mezzanine story. (*Waukesha, Wisc.*)

One or more intermediate levels between the floor and ceiling of a story. (*Concord, N.C.*)

A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story in case it covers more than one-third of the area of the story directly underneath said mezzanine story. (*Livermore, Calif.*; *Wayne County, Ind.*)

■ **microbrewery** (See also **brewpub**) A facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of not more than 15,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district. (*Kalamazoo, Mich.*)

A facility at which beer, fermented on the premises, is bottled and sold. The volume of production of such facility may not exceed 200 gallons a day. (*Dona Ana County, N.Mex.*)

An establishment where beer, ale, etc. are brewed, typically in conjunction with a bar, tavern, or restaurant use. The maximum brewing capacity shall not exceed 20,000 gallons per year. (*Fort Wayne, Ind.*)

■ **microclimate** The climate of a small, distinct area, such as a city street or a building's courtyard; can be favorably altered through functional landscaping, architecture, or other design features. (*California Planning Roundtable*)

■ **migrant agricultural labor housing** (See **farm employee housing**)

■ **migrant farm worker** (See also **farm worker**) Any person employed in the planting, cultivation, or harvesting of agricultural crops who is not indigenous to, or domiciled in, the locale where so employed. (*State of Florida*)

■ **migrant farm worker carrier** Any person who transports, or who contracts or arranges for the transportation of, nine or more migrant farm workers to or from their employment by motor vehicle other than a passenger automobile or station wagon, except a migrant farm worker transporting himself or his immediate family. (*State of Florida*)

■ **military installation** Military facilities of the federal and state governments. (*Fredericksburg, Tex.*)

■ **mine** An area of land and all private ways and roads appurtenant thereto, structures, facilities, machinery, tools, equipment, shafts, slopes, tunnels, excavations, and other property, real or personal, placed or constructed on, under, or above the surface of such land by any person, used in, or to be used in, or resulting from (including the reclamation of mined areas or the storage of materials in mined areas), or to facilitate the work of exploring for, developing of, or extracting by any means or method in such area all minerals, inorganic and organic, from their natural deposits. The term "mine" also includes all mineral processing and

milling facilities except those used in the processing of source materials. (*Concord, N.C.*)

An area of land upon which operations to extract valuable mineral deposits or other materials—typically, but not limited to, phosphate or sand—have been conducted, are being conducted, or are planned to be conducted. (*Polk County, Fla.*)

■ **mined lands** The surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located. (*Truckee, Calif.*)

■ **mineral** Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including but not limited to coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum. (*Truckee, Calif.*)

A naturally occurring element or combination of elements, metallic or nonmetallic, that occur in the earth in a solid, liquid, or gaseous state, but shall not include soil. (*Bayfield County, Wisc.*)

Sand, gravel, clay, shale, gypsum, halite, limestone, dolomite, sandstone, other stone, metalliferous or nonmetalliferous ore, or other material or substance of commercial value excavated in a solid state from natural deposits on or in the earth, but not including coal, peat, or topsoil. (*Trenton Township, Ohio*)

Gravel, sand, and metallic and nonmetallic substances of commercial value. (*Yakima County, Wash.*)

■ **mineral extraction** (See also **extractive industry**; **quarry**; **sand and gravel pit**) The extraction of metallic and nonmetallic minerals or materials, including rock crushing, screening, and the accessory

storage of explosives. (*Nashville and Davidson County, Tenn.*)

The excavation or extraction of any earth products of natural mineral deposit, except where such excavation is for purposes of grading for a building lot or roadway, where grass sod is removed to be used for landscaping, or where materials are excavated from a lot for use on that same lot by the owner of the property. (*Cecil County, Md.*)

Any operation within any 12-month period which removes more than 100 cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location, and transports the product removed away from the extraction site. (*Limington, Maine*)

The exploration for or extraction of surface or subterranean compounds and materials; this includes oil and gas exploration and production, and the mining of metallic and nonmetallic minerals, sand, gravel, and rock. (*Moorpark, Calif.*)

■ **mineral lands** Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined . . . [to be] a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses. (*California Planning Roundtable*)

■ **mineral resource** Rock, sand, gravel, clay, oil, gas, minerals, or similar non-renewable substances occurring in their natural state on or below the surface of the earth, the utilization of which requires some form of excavation. (*Cecil County, Md.*)

■ **miniature golf course** (See *golf course, miniature*)

■ **minimall** (See *shopping center, minimall*)

■ **minimart** (See *convenience store; gas station minimart*)

■ **mining** (See also *extractive industry; mineral extraction; quarry*) All or any part of the process involved in the mining of minerals by removing overburden and mining directly from the mineral de-

posits, open pit mining or minerals naturally exposed, mining by auger method, dredging and quarrying, underground mining, and surface work incidental to an underground mine. (*Shasta Lake, Calif.*)

The development or extraction of a mineral from its natural occurrences on affected land. (*Jefferson County, Colo.*)

The extraction and removal of materials from land in an amount more than 400 cubic yards. (*Hopkins, Minn.*)

Surface mining operations for aggregates (sand and gravel), or other surface or subsurface mineral extraction operations. (*Truckee, Calif.*)

All or part of the processes involved in the extraction and processing of mineral materials. Mining activity shall normally be divided into four distinct phases: (a) Exploration: on-site geologic examination from the surface of an area by core, rotary, percussion, geophysical (including seismic operation-percussion or explosives), or other drilling for the purpose of searching for mineral deposits. Exploration includes associated activities such as clearing and preparing sites or constructing roads for drilling. (b) Prospecting: examination of an area for the purpose of determining the quality and quantity of minerals other than by exploration, but including the obtaining of ore samples by physical means. (c) Operation: the preparation for production and the mineral extraction or processing for commercial purposes, including the transportation thereof. (d) Reclamation: the process by which an area physically or environmentally affected by mining is rehabilitated to either its original state or to a pre-agreed state of long-term environmental stability. (*Bayfield County, Wisc.*)

The process of obtaining sand, gravel, rock, aggregate, clay, or similar materials from an open excavation in the earth for financial gain, but not including the removal of minerals extracted by underground methods. (*San Juan Capistrano, Calif.*)

A form of mineral resource development involving the extraction and removal of more than 1,000 cubic yards of material

from the same site, or from separate lots within one mile of each other that are owned or mined by the same person, through such activities and uses as borrow areas, sand, gravel and rock quarries, etc. "Mining" does not include extraction and removal of material from construction sites or following floods, landslides or natural disasters where the land is being restored to its prior condition. (*Moorpark, Calif.*)

■ **mining, accessory use** Uses customarily incidental, appropriate, and subordinate to mining located on the same site, such as stockpiling, sorting, screening, washing, crushing, batching, recycling of concrete, asphalt, and related construction materials, maintenance facilities, and contractors' service and storage yards, and concrete products manufacturing that make use of the products produced from the subject mining site. (*Ventura County, Calif.*)

Uses customarily incidental, appropriate, and subordinate to mining located on the same site, such as stockpiling, sorting, screening, washing, crushing, batching, and maintenance facilities. (*Moorpark, Calif.*)

■ **mining haul route** The roads upon which vehicles transporting materials related to the mining operation shall travel. (*Polk County, Fla.*)

A road along which material is transported from the area of excavation to the processing plant or stockpile area of the surface mining operation. (*Truckee, Calif.*)

■ **mining, open pit** Strip mining, except that open pit mining is more often deeper with less horizontal area than strip mining. (*El Paso, Tex.*)

The mining of natural mineral deposits by removing the overburden lying above such deposits and mining directly from the deposits exposed. The term includes but is not limited to such practices as open-cut mining, open-pit mining, strip mining, quarrying, and dredging. (*Concord, N.C.*)

■ **mining site** The entire area, including land and water, encompassed in the mining site plan. (*Polk County, Fla.*)

■ **mining site plan** A plan which delineates the mining site by showing the location of all mining operations and related activities and facilities. (*Polk County, Fla.*)

■ **mining, strip** A type of open mining in which overburden is removed from the mineral to be mined. The mineral is then dug out directly by shovels, loaders, scrapers, or by other means. (*El Paso, Tex.*)

■ **mining, surface** Processes for the commercial removal of minerals from the surface of the earth. (*Siskiyou County, Calif.*)

All, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations include in-place distillation or retorting or leaching, the production and disposal of mining waste, prospecting and exploratory activities, borrow pitting, streambed skimming, and segregation and stockpiling of mined materials (and recovery of same). (*Truckee, Calif.*)

(A) Includes: (1) all or any part of the process of mining by removal of the overburden and extraction of natural mineral deposits thereby exposed by any method including open-pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse, and the construction of adjacent or off-site borrow pits, except those constructed for access roads; and (2) mining which involves more than 1,000 cubic yards of material or excavation prior to mining of a surface area of more than one acre. (B) Does not include: (1) the construction of adjacent or off-site borrow pits which are used for access roads to the surface mine; (2) excavation and crushing of sand, gravel, clay, rock, or other similar materials conducted by a landowner, contractor, or tenant on the landowner's property for the primary purpose of construction, reconstruction, or maintenance of access roads and excavation or grading operations conducted in the process of farming or

cemetery operations, on-site road construction and other on-site construction, or nonsurface impacts of underground mines; and (3) batching and blending of mineral and aggregate into asphaltic concrete or Portland cement concrete. (*Deschutes County, Ore.*)

■ **mining waste** Accumulations of waste material and overburden placed on the land surface, whether above or below water. (*Island County, Wash.*)

Includes the residual of equipment, liquid, machines, mineral, rock, soil, tools, vegetation, or other materials or property directly resulting from, or displaced by, surface mining operations. (*Truckee, Calif.*)

Any byproduct of mining operations which consists of some leachate zone or other soil/rock material encountered during mining which has no practical use or which may be hazardous, and which is to be discarded or left on site. (*Polk County, Fla.*)

■ **ministerial decision** Decisions approved by a decision-making authority based upon a given set of facts in a prescribed manner in obedience to the mandate of legal authority. In these cases, the authority must act upon the given facts without regard to its own judgment or opinion concerning the propriety or wisdom of the act although the statute, ordinance, or regulation may require, in some degree, a construction of its language by the decision-making authority. (*Moorpark, Calif.*)

■ **ministorage facility** (See *self-service storage facility*)

■ **miniwarehouse** (See *self-service storage facility*)

■ **minutes** (See also *record*) The chronological record of the proceedings of a public body. (*New York Planning Federation*)

■ **mission** (See *homeless shelter*)

■ **mitigation** (See also *remediation*) Measures taken to eliminate or minimize damages from development activities, such as construction in wetlands or regulatory floodplain filling, by replacement

of the resource or other means of compensation. (*Lake County, Ill.*)

The use of any or all of the following actions listed in descending order of preference: (1) avoiding the impact by not taking a certain action; (2) minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact; (3) rectifying the impact by repairing, rehabilitating, or restoring the affected critical area or buffer; (4) reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal; (5) compensating for the impact by replacing, enhancing, or providing substitute critical areas and environments; and (6) monitoring the impact and taking appropriate corrective measures. (*Burien, Wash.*)

Compensatory action(s) to restore natural functions and values lost through development and human alterations. (*Bayfield, Wisc.*)

The minimizing or offsetting of impacts by the provision of on- or off-site improvement or compensation which benefits impacted property owners, resources and the public interest. Mitigation measures include, but are not limited to the provision of additional fish and wildlife habitat, conservation easements, on- and off-site screening and buffering, compensation for the maintenance of existing off-site screening, fees in lieu of improvements, and similar arrangements which are agreed to in writing by the affected parties and which relate to and are necessitated by a [mining development or operation]. (*Deschutes County, Ore.*)

The minimization of impacts to existing vegetation and wildlife habitat as a result of development in the resource area, and that lost vegetation and wildlife habitat are restored or recreated. (*Concord, N.C.*)

■ **mixed-use development** (See also *split zoning*) The development of a tract of land or building or structure with two or more different uses such as but not limited to residential, office, retail, public, or entertainment, in a compact urban form. (*Lake Elsinore, Calif.*)

A project which integrates a variety of land uses including residential, office, commercial, service, and employment and can result in measurable reductions in traffic impacts. (*San Juan Capistrano, Calif.*)

A proposed development that includes primary non-residential and primary residential uses on the same development site. (*Concord, N.C.*)

A tract of land or building or structure developed for two or more different uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment. (*Schaumburg, Ill.*)

■ **mixed-use structure** A building containing residential in addition to non-residential uses permitted in the zone. (*Hot Springs, Ark.*)

A building which contains dwellings located above the ground floor of an institutional, civic, office, commercial, or retail use. Mixed-use buildings are a common feature of traditional town centers where shop owners lived above ground-floor businesses, and are sometimes referred to as “live-work units.” Where a mixed-use dwelling is permitted by this ordinance within a particular district, the ground-floor retail uses are also permitted. (*Concord, N.C.*)

A building or groups of buildings under one ownership designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses. (*Beaverton, Ore.*)

A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. (*Jefferson County, Colo.*)

■ **mobile food unit** A temporary food service establishment that is a vehicle-mounted food service establishment designed to be readily movable. (*Wood River, Ill.*)

■ **mobile home** (See also *factory-built housing; manufactured housing*) A transportable structure suitable for year-round single-family occupancy and having water, electrical, sewage connections similar to those of conventional dwellings. (*Pima County, Ariz.*)

A structure transportable in one or more sections which in the traveling mode is eight feet wide or more in width or 40 feet or more in length or, when erected, is 320 or more square feet in area, and which is built on a permanent chassis. (*Santa Rosa, Calif.*)

A structure, transportable in one or more sections, which is at least eight feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required facilities. (*Lake Elsinore, Calif.*)

Any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but shall also include any such vehicle with motive power not registered as a motor vehicle in Iowa. (*Bondurant, Iowa*)

■ **mobile home, former** A mobile home attached to a permanent foundation and modified to meet applicable building code and land use requirements as a residential structure. (*Monterey County, Calif.*)

■ **mobile home lot** (See also *manufactured home space*) A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home. (*Willistown Township, Pa.*)

Any area or tract of land, or portion thereof, occupied or held out for occupancy by one mobile home that is not owned by the park owner. (*San Juan Capistrano, Calif.*)

A portion of a mobile home park or travel trailer park designated or used for the

occupancy of one mobile home, recreational vehicle, or travel trailer. (*San Jose, Calif.*)

■ **mobile home park** (See also *manufactured home park*) Any parcel of land or portion thereof which is used or offered for use as a location for one or more mobile homes. (*Santa Rosa, Calif.*)

Any area or tract of land designed for the parking or other type of installation of mobile homes on spaces or lots offered for lease or rent, including all improvements, buildings, structures, recreation areas, or other facilities for the use of the residents of such development. (*Lake Elsinore, Calif.*)

A site with required improvements and utilities for the long-term parking of mobile homes which may include services and facilities for the residents. (*Bondurant, Iowa*)

Any place where two or more mobile homes are located within 500 feet of one another on a lot, tract, or parcel of land not less than one acre under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person. (*Beaverton, Ore.*)

A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for nontransient use. (*Monterey County, Calif.*)

■ **mobile home space** (See also *manufactured home space*) A plot of ground within a mobile home park, designed for the accommodation of one mobile or manufactured home. (*Sedona, Ariz.*)

The part of an individual mobile home lot which has been reserved for placement of the mobile home, appurtenant structures, or additions. (*Jordan, Minn.*)

■ **mobile home subdivision** (See also *manufactured home subdivision*) Same as mobile home park except that lots are offered for sale or condominium ownership. (*Lake Elsinore, Calif.*)

Developments where mobile homes are placed on individually owned lots approved under the [city's] subdivision regulations. (*Beaverton, Ore.*)

■ **model home** (See also *home exhibition; office, temporary real estate*) A dwell-

ing unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the city. Model homes may also incorporate sales or rental offices for dwellings within the development. (*San Juan Capistrano, Calif.*)

A residential unit constructed by a licensed general contractor which has never been occupied for residential purposes, open for inspection by the general public in order to sell that unit or similar residential units that can be constructed on other property, and otherwise serving as a formal example of the contractor's abilities and products. (*Prescott Valley, Ariz.*)

A dwelling temporarily used as a sales office for a residential development under construction for on-site sales. (*Sedona, Ariz.*)

■ **model studio** A business establishment wherein the patrons may view, paint, draw, or photograph a live model. (*Imperial Beach, Calif.*)

■ **model studio, nude** Any place where a person who appears in a state of nudity or displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. "Nude model studio" shall not include a public or private educational institution consisting of community colleges; colleges; universities or private institutions that are licensed by the [state] or supported entirely or in part by public taxation and which maintain and operate a recognized educational program in which educational credits are issued to its students and are transferable to another public or private educational institution.... (*Peoria, Ariz.*)

Any place where a person who appears seminude, in a state of nudity, or who displays specified anatomical areas and is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of

consideration. Nude model studio shall not include a proprietary school licensed by the [state] or a college, junior college, or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure: (1) that has no sign visible from the exterior of the structure and no other advertising that indicates a nude or seminude person is available for viewing; and (2) where in order to participate in a class a student must enroll at least three days in advance of the class; and (3) where no more than one nude or seminude model is on the premises at any one time. (*Loveland, Colo.*)

An establishment which furnishes facilities to the public for the taking of photographs of males or females with specified anatomical areas exposed, or makes such models available for any other purposes. (*Beverly Hills, Calif.*)

Any place where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity, except by any school accredited by the [state department of education]. (*Pittsburgh, Pa.*)

■ **modular housing** (See also **factory-built housing**; **manufactured housing**; **panelized housing**) A dwelling unit constructed on-site in accordance with the [state or municipal] code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. (*Blacksburg, Va.*)

Dwelling units that are designed to be placed on a permanent perimeter foundation which extends below the frost line. These units come in multiple sections. (*Wood River, Ill.*)

A factory-built home, other than a manufactured home, which meets all of the following requirements: is designed only for erection or installation on a site-built per-

manent foundation; is not designed to be moved once so erected or installed; is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or to the manufacturer's knowledge, is not intended to be used other than on a site-built permanent foundation. (*North Liberty, Iowa*)

A factory-built structure which is manufactured or constructed to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be attached or towed behind a motor vehicle, and which does not have permanently attached to its body or frame any wheels or axles. (*Bondurant, Iowa*)

■ **modular structure** A structure not built on-site, but which is placed on a permanent foundation and meets the state building code standards. (*Sandy, Ore.*)

A single detached industrialized building. (*Campbell County, Va.*)

■ **monastery** (See also **convent**; **group residential facility**) The dwelling units of a religious order or congregation. (*Island County, Wash.*)

A place of residence for bona fide members of a religious order who carry on religious, medical, educational or charitable work in adjacent institutions. (*Madison, Wisc.*)

A building or group of buildings designed to provide group housing for persons under religious vows or orders. (*Grand Prairie, Tex.*)

A housing facility where the residents are limited to members of a specific religious order. (*San Luis Obispo, Calif.*)

■ **moorage, commercial** (See also **marina facilities**; **port and harbor facilities**) A marine retail sales and service use in which a system of piers, buoys, or floats is used to provide moorage, primarily for commercial vessels, except barges, for sale or rent, usually on a monthly or yearly basis. Minor vessel repair, haul-out, dry

boat storage, tugboat dispatch offices, and other services are also often accessory to or associated with the use. (*Seattle, Wash.*)

■ **moorage, covered** A pier or system of floating or fixed accessways covered with a roof, to which boats on water may be secured. (*Seattle, Wash.*)

■ **moorage, dry** (See also **boat yard**) A marine retail sales and service use, in which space on a lot on dry land or inside a building over-water or on dry land, is rented or sold to the public or to members of a yacht, boat, or beach club for the purpose of storing boats. (*Seattle, Wash.*)

■ **moorage, open** An uncovered pier or system of floating or fixed accessways to which boats on water may be secured. (*Seattle, Wash.*)

■ **moorage, transient** Moorage available to the public, generally for a fee, on a short-term basis. Transient moorage may be available on an hourly, daily, or weekly basis. (*Seattle, Wash.*)

■ **moorage walkway** (See also **pier**) The pier, float(s), or combination of pier and float(s) designed and used to give pedestrian access from the land to floating home sites at a floating home moorage. Ramps that provide access to individual floating homes are not moorage walkways. (*Seattle, Wash.*)

■ **moratorium** (See also **holding zone; interim zoning**) A temporary halting or severe restriction on specified development activities. (*American Planning Association*)

A freeze on all new development pending the completion, adoption, or revision of a comprehensive plan. (*Handbook for Planning Commissioners in Missouri*)

Local government stops reviewing new building permits for a specific time period. This tool gives local officials time to catch up or change policies in times of heavy development pressure. Future permits are evaluated with clear criteria. (*Washtenaw County, Mich.*)

■ **mortuary** (See also **funeral chapel; funeral home**) An establishment providing services such as preparing the human dead for burial and arranging and man-

aging funerals, and may include limited caretaker facilities. This classification excludes cemeteries, crematoriums, and columbariums. (*Redondo Beach, Calif.*)

A place for the storage of human bodies prior to their burial or cremation. (*Siskiyou County, Calif.*)

A facility in which dead bodies are prepared for burial or cremation and where funeral services may be conducted. (*Clark County, Nev.*)

An establishment in which the deceased are prepared for burial or cremation. The facility may include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings or display of funeral equipment. (*North Liberty, Iowa*)

■ **mosque** (See **religious institution**)

■ **motel** (See also **hotel**) A building (or group of buildings) containing living or sleeping accommodations used only for transient occupancy. (*Londonderry, N.H.*)



motel

A building or group of buildings in which lodging is provided to transient guests, offered to the public for compensation, and in which access to and from each room or unit is through an exterior door. (*Cecil County, Md.*)

One or a group of attached or detached or semidetached buildings containing guest rooms or units for rent or hire, which are designed and used primarily for the accommodation of transient automobile travelers. Motel includes a bed and breakfast inn. . . . No accessory structures shall be used for rental occupancy. (*Santa Rosa, Calif.*)

A building or series of buildings in which lodging is offered for compensation, and which is distinguished from a hotel primarily by reason of providing direct independent access to, and adjoining parking for, each rental unit. (*Johnstown, Colo.*)

■ **mother-in-law unit** (See **accessory structure**)

■ **motor vehicle** (See also **automobile definitions; truck definitions**) Any self-propelled vehicle designed primarily for transportation of persons or goods along public streets or alleys, or other public ways. (*North Kansas City, Mo.*)

Every vehicle that is self-propelled. (*El Paso, Tex.*)

■ **motor vehicle, abandoned** A vehicle that does not bear a current license plate unless said vehicle is stored within a completely enclosed building or unless it is stored on a bona fide sales lot and is in a satisfactory operating condition. (*Conyers, Ga.*)

A vehicle which is located on public or private property without the expressed or implied consent of the property owner or person in lawful possession or control of the property which has been deserted for a period of 72 or more consecutive hours or within 24 hours if any portion of the street or highway is necessary for cleaning, repair, or construction of the highway, or for the installation of underground utilities, and signs giving notice that the vehicle may be removed are erected or placed at least 24 hours prior to the removal of the vehicle. (*Moorpark, Calif.*)

A vehicle shall be presumed abandoned under any of the following circumstances: (1) The vehicle is physically inoperable and/or is missing parts so that it is not maintained for driving, and (2) the vehicle does not bear any or all of the following: (a) A valid registration plate, or (b) A current certificate of inspection. (*York, Pa.*)

Any vehicle as defined herein that has remained for a period of more than 48 hours on public property illegally or lacking vital component parts; or has remained for a period of more than 48 hours on private property without the consent of the person in control of such property; or is in an inoperable condition such that it has no substantial potential use consistent with its usual functions unless it is kept in an enclosed garage or storage building. It shall also mean a motor vehicle voluntarily surrendered by its owner to and accepted by the [city]. Any motor vehicle coming into possession of the [city] by seizure, confiscation or other means and such vehicle has remained unclaimed after notice to the last registered owner hereinafter provided shall be deemed to have been abandoned (*Chaska, Minn.*)

■ **motor vehicle body shop** (See also **automobile body shop**) Any building or portion thereof used for the repair or straightening of a motor vehicle body or frame or painting of motor vehicles. Maintenance, service, and engine repair may be performed as an ancillary function of the body work. (*Schaumburg, Ill.*)

■ **motor vehicle, commercial** (See **commercial vehicle**)

■ **motor vehicle, general repair and service establishment** (See also **automobile repair services establishment**) The business of repairing, overhauling, removing, adjusting, replacing, assembling, or disassembling parts of any motor vehicle. (*Hartford, Conn.*)

A building or establishment where the following activities may occur: general repair, engine rebuilding, reconditioning of motor vehicles, collision repair, painting, general maintenance, and where no more than two abandoned vehicles shall be stored on the premises. (*Cecil County, Md.*)

Any building or portion thereof used for the repair or replacement of engines, transmissions, differentials, drivetrains, or any parts thereof, in addition to the replacement of parts, service, and incidental repairs to motor vehicles. (*Schaumburg, Ill.*)

■ **motor vehicle, inoperable** Any motorized vehicle incapable of immediately being driven and not properly licensed or inspected for safety in accordance with state law. (*Conyers, Ga.*)

A car, truck, bus, or van that cannot be started and moved under its own power. A vehicle that is not currently licensed, including a recreational vehicle or trailer, that is designed for travel on the public roads, is also considered an inoperable vehicle. (*Concrete, Wash.*)

A motor vehicle which is unlicensed or can no longer propel itself. (*Rockford, Mich.*)

A vehicle which is not fully capable of movement under its own power or is not licensed or registered to operate legally on a public right-of-way. Tractors and similar farm vehicles that are used on a lot containing an established agricultural operation and are capable of movement under their own power are not considered to be inoperative vehicles. (*Moorpark, Calif.*)

■ **motor vehicle, junk** Any motor vehicle, trailer, or semitrailer that is inoperable and which, by virtue of its condition, cannot be economically restored to operable condition; provided, that such vehicle, trailer, or semitrailer shall be presumed to be a junk vehicle if no license

plates are displayed or if the license plates displayed have been invalid for more than 60 days. (*Thurston County, Wash.*)

■ **motor vehicle, large** Motor vehicles including but not limited to trucks, recreational vehicles, buses, boats, and heavy equipment, and similar size vehicles which have gross vehicle weights greater than 10,000 pounds, but excluding airplane or aircraft. (*Renton, Wash.*)

■ **motor vehicle-oriented business** (See also **drive-through establishment**) Any commercial business which, by design, type of operation, or nature of business, has as one of its functions the provision of services to a number of motor vehicles or its occupants in a short time span, or the provision of services to the occupants of motor vehicles while they remain in a vehicle. Businesses included in this category shall have one or more of the following facilities: one or more pump islands for retail sale of gasoline; one or more drive-thru lanes/service windows for distribution of products or other transactions; or an automated car wash facility. (*Maryland Heights, Mo.*)

■ **motor vehicle repair and service establishment, major** Repair of construction equipment, commercial trucks, agricultural implements, and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, equipment service centers, machine shops, and other similar uses where major repair activities are conducted. (*Blacksburg, Va.*)



motor vehicle general repair and service establishment

■ **motor vehicle repair and service establishment, minor** The business of minor repairs to any motor vehicle, including repairs and replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing, and repair and replacement of shock absorbers. (*Hartford, Conn.*)

■ **motor vehicle repair garage** Any building or structure in which a business, service, or industry involving the maintenance, repair, servicing, or painting of vehicles is conducted or rendered. (*Clarkdale, Ariz.*)

■ **motor vehicle, small** (See also **automobile, compact**) Motor vehicles including but not limited to motorcycles, passenger cars, light trucks, vans, and similar size vehicles that have gross vehicle weights less than 10,000 pounds. (*Renton, Wash.*)

Any motor vehicle having an engine cubic centimeter displacement of less than 1,000, including but not limited to, riding lawn mowers, farm equipment, motorcycles, mini-bikes, all-terrain vehicles, and snowmobiles. (*Wheeling, Ill.*)

■ **motor vehicle storage garage** (See also **garage, private**) Any building used or occupied for the storing of vehicles to be offered for sales or rental. (*Glen Ellyn, Ill.*)

An accessory building designed or used for the storage of more than three motor vehicles, recreational vehicles, or boats. (*Grand Chute, Wisc.*)

A structure or part thereof used for the storage, parking, or servicing of motor vehicles but not for the repair thereof. (*Newark, Calif.*)

■ **motor vehicle, stored** With reference to vehicles or vehicle parts, means allowed to remain in one place for more than 72 consecutive hours. (*Las Vegas, Nev.*)

■ **motorcade** An organized procession containing 25 or more vehicles upon any public street, sidewalk, or alley. (*Escondido, Calif.*)

■ **motorcycle** Every motor vehicle having a saddle for the use of the rider

and designed to travel on not more than three wheels in contact with the ground, but excluding a tractor. (*El Paso, Tex.*)

Every motor vehicle, other than a tractor, having a saddle for the use of the operator and designed to travel on not more than three wheels in contact with the ground, including but not limited to motor vehicles known as motor driven cycles, motor scooters, or motorcycles without regard to weight or brake horsepower. (*Norton, Ohio*)

Any and all self-propelled two- and three-wheeled unenclosed vehicles as defined in the motor vehicle ordinance of [the state] and any self-propelled two- and three-wheeled vehicles with ground contact and equipped with a saddle for the use of the operator. This definition includes but is not limited to motor scooters, minibikes, and off-road vehicles. (*Sedona, Ariz.*)

■ **mound** (See also **knoll**) A raised embankment of earth a minimum of 18 inches in height intended as a landscape feature or to screen an area from sight or sound. (*Lake Elsinore, Calif.*)

■ **moveable objects** Items not anchored to the ground that are subject to being transported by water, including trailers, automobiles, manufactured homes, tanks, trash dumpsters, lumber, or other materials. (*Boulder County, Colo.*)

■ **movie theater** (See also **theater**) A specialized theater for showing movies or motion pictures. The primary structural difference between a theater and a movie theater is the projection screen. However, many movie theaters can easily be adapted for stage performances and many stages have folding screens for movie projections. Although screen shapes are mostly rectangular, they come in a variety of shapes. Also, some special-purpose multimedia movie theaters use multiple screens, one on each wall face, or the entire ceiling surface, which are sometimes curved or geodesic in shape. (*APA's Land-Based Classification Standards project*)

[A structure that contains] audience seating, one or more screens and auditoriums, and a lobby and refreshment stand. (*Redmond, Wash.*)

■ **movie theater, cineplex** Complex structures with multiple movie theaters, each theater capable of providing performances independent of the others in the complex. Structurally, theaters in a cineplex are grouped in a manner that allows them to share box or ticket offices, parking facilities, lobby areas, restrooms, concession stands, signs and marquee displays, and other service and maintenance facilities. These structures first started appearing in shopping centers and malls, sometimes integrated with the layout of the mall. (*APA's Land-Based Classification Standards project*)

A cineplex is a complex structure with multiple movie theaters in which each theater is capable of showing movies independent of the others in the complex. Structurally, theaters in a multiplex are grouped in a manner that allows them to share box or ticket offices, parking facilities, lobby area, restrooms, concession stands, signs and marquee displays, and other service and maintenance facilities. (*Hopkins, Minn.*)

Commentary: Historically, a cineplex meant a theater with two or more movie theaters. Popular configurations have nine or 12 theaters. But as structures evolved to accommodate 20 or more theaters, the movie theater industry started using such terms as multiplex, megaplex, and megatheater to differentiate these newer configurations from the older cineplex layout. But there is no clear distinction between a cineplex and a megaplex. The distinction between a cineplex and a megaplex has been further blurred because developers sometimes retrofit cineplexes with more screens, often smaller, within the existing structure.

■ **movie theater, drive-in** An open lot or part thereof, with its appurtenant facilities, devoted primarily to the showing of moving pictures on a paid admission basis to patrons seated in automobiles. (*Clarksville, Tenn.*)

An open lot devoted primarily to showing motion pictures to patrons seated in vehicles. (*Dodge City, Kans.*)

An outdoor movie theater where patrons view movies or any other form of entertainment on a screen or stage from their

vehicles. This definition does not include an adult theater. (*Azusa, Calif.*)

An open-air theater where the performance is viewed by all or part of the audience from motor vehicles. (*Prescott Valley, Ariz.*)

■ **multiplex theater** (See *movie theater, cineplex*)

■ **mulch** (See also *landscaping materials*) Any material such as leaves, bark, straw, or other materials left loose and applied to the soil surface to reduce evaporation. (*San Juan Capistrano, Calif.*)

■ **multi-use complex** (See also *mixed-use development*) A group of separate buildings operating under a common name or management; a single building containing multiple uses where there are specific exterior entrance ways for individual uses; or a group of uses on separate but adjoining properties that request treatment as a multi-use complex. (*Federal Way, Wash.*)

■ **municipal authority** (See also *jurisdiction*) A special municipal corporation, usually organized to perform a single proprietary function, which exists as an organized entity. Assumes a governmental character, and enjoys substantial autonomy. For example, a municipal housing authority. (*Handbook for Planning Commissioners in Missouri*)

■ **municipal services** (See also *essential services; utility services*) Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection. (*California Planning Roundtable*)

■ **municipality** (See also *jurisdiction*) An incorporated city or town. (*Concord, N.C.*)

■ **mural** (See also *art, public; sign, painted wall; sign, wall*) A graphic displayed on the exterior of a building (pictured below), generally for the purposes of decoration or artistic expression, including but not limited to painting, fresco, or mosaic. (*Columbus, Ohio*)

Artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natu-

ral, social, cultural, or historic significance. (*Clearwater, Fla.*)

Any picture, scene, or diagram painted on any exterior wall or fence not interpreted by the zoning administrator to be advertising. Murals determined to be advertising shall be considered a sign and shall be included in the calculations of allowable sign area. (*Clarkdale, Ariz.*)

A graphic design on a building which represents a person, place, scene, or other artistic endeavor. This definition does not include architectural enhancement of a building facade; however, this would be subject to the procedural and substantive design review portion of the [local code]. (*Ashland, Ore.*)

Any mosaic, painting, or graphic art or combination thereof which is professionally applied to a building that does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or any logo, trademark, trade name, or other commercial message. (*Jordan, Minn.*)

Any pictorial or graphic representation painted on an outside wall, facade, or other surface of a building or structure other than a sign structure, containing 32 or more square feet of surface area and not constituting a sign as herein defined. (*Troy, Ohio*)

■ **museum** (See also *cultural services; exhibition; institutional use*) A building having public significance by reason of its architecture or former use or occupancy or a building serving as a repository for a collection of natural, sci-

entific, or literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use. (*Newport, R.I.*)

An institution devoted to the procurement, care, study, and display of objects of lasting interest or value. (*Truckee, Calif.*)

A room or building for exhibiting, or an institution in charge of, a collection of books, or artistic, historical, or scientific objects. (*Concord, N.C.*)

■ **museum, commercial** A commercial establishment for preserving and exhibiting artistic, historical, scientific, natural, or man-made objects of interest. Such activity may include the sale of the objects collected and memorabilia, the sale of crafts work and artwork, boutiques, and the holding of meetings and social events. (*Denver, Colo.*)



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■ **National Register criteria** Standards promulgated by the Secretary of the Interior against which historic resources nominated to the National Register of Historic Places are evaluated. (*Willistown Township, Pa.*)

■ **National Register of Historic Places** The listing maintained by the U.S. National Park Service of areas that have been designated as historically significant. The Register includes places of local and state significance, as well as those of value to the nation in general. (*Washoe County, Nev.*)

A list maintained by the Secretary of the Interior composed of buildings, sites, structures, objects, and districts of national, state, or local significance in American history, architecture, archaeology, engineering, and culture. (*Willistown Township, Pa.*)

A registry of federally designated historic properties, sites, and districts. (*Wayne County, Ohio*)

■ **National Register structure or district** (See also *historic district; historic structure*) A property or area that has been added to the official list of properties significant in American history, architecture, archeology, engineering, or culture for use in local preservation planning efforts. (*Troy, Ohio*)



National Register structure

■ **native species** (See also *naturalized species*) A plant or animal that originally occurred in an area. (*United States Environmental Protection Agency*)

Plant and animal species that occur naturally in aquatic and terrestrial habitats. (*United States Department of Agriculture*)

■ **natural area** (See also *open space definitions*) Land and water that has substantially retained its natural character or land and water that, although altered in character, is important as habitats for plant, animal, or marine life, for the study of its natural, historical, scientific, or paleontological features, or for the enjoyment of its natural features. (*Deschutes County, Ore.*)

■ **natural condition** That condition that arises from or is found in nature and not modified by human intervention; not to include artificial or manufactured conditions. (*Yakima County, Wash.*)

■ **natural disaster** (See also *emergency; natural hazard*) A disaster which occurs as the result of forces occurring in nature (i.e., flood, hurricane, tornadoes) (*State of Minnesota*)

■ **natural feature** Components and processes present or produced by nature, including soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, recharge areas, climate, floodplains, aquatic life, and wildlife. (*Anne Arundel County, Md.*)

Physical characteristics of the subject property that are not man-made. (*Federal Way, Wash.*)

■ **natural feature, significant** A natural area as designated by the planning commission, city council, or the [state] department of natural resources which exhibits unique topographic, ecological, hydrological, or historical characteristics such as a wetland, floodplain, water features, or other unique natural features. (*Rockford, Mich.*)

That part of natural environment which adds character to a location and which, if altered or damaged, cannot be artificially replaced. (*Lake Elsinore, Calif.*)

■ **natural hazard** (See also *emergency*) A geologic, floodplain, or wildfire hazard as identified by a state or federal agency. (*Concord, N.C.*)

■ **natural hazard area** (See also *hazard-prone area*) An area subject to natural

events known to result in death or endangerment of the works of man, such as stream flooding, ground water, flash flooding, erosion or fluvial deposits, landslides, earthquakes, weak foundation soils, and other hazards unique to a local or regional area. (*Deschutes County, Ore.*)

■ **natural resource** Air, land, water, and the elements thereof valued for their existing and potential usefulness to man. (*Deschutes County, Ore.*)

Existing natural elements relating to land, water, air, plant and animal life, including but not limited to soils, geology, topography, surface and subsurface waters, wetlands, vegetation, and animal habitats. (*Concord, N.C.*)

Land, air, water, ground water, drinking water supplies, fish and their habitats, wildlife and their habitats, biota and other such resources belonging to, managed by, held in trust by, appertaining to, or otherwise controlled by a governmental entity. (*Temple Terrace, Fla.*)

■ **naturalized species** (See also *exotic lifeform; native species; vegetation, native*) Non-native species of vegetation that are adaptable to the climatic conditions of the coastal region. (*King County, Wash.*)

■ **nature preserve** (See *preserve*)

■ **navigable waters** (See also *waterway*) Waterways used or susceptible of being used in their natural or ordinary condition as highways for commerce over which trade and travel are or may be conducted in customary modes of trade and travel on water. (*Riverhead, N.Y.*)

■ **neighborhood** An area of a community with characteristics that distinguish it from other community areas and that may include schools, or social clubs, or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers. (*Iowa State University Extension Service*)

A subarea of the city in which the residents share a common identity focused around a school, park, community business center, or other feature. (*Renton, Wash.*)

The smallest subarea in planning, defined as a residential area whose residents have public facilities and social institutions in common, and generally within walking distance of their homes. (*Handbook for Planning Commissioners in Missouri*)

An area of a community with characteristics which distinguish it from others including distinct ethnic or economic bases, housing types, schools, or boundaries defined by distinct physical barriers such as railroads, arterial streets, rivers, or major drainage channels. (*Clarkdale, Ariz.*)

■ **neighborhood association** A group of people who are residents, property owners, business owners, or representatives of a nonprofit entity, such as a church, that are organized within the recognized boundary of a[n] . . . established neighborhood area for the purpose of discussing a broad range of issues affecting the neighborhood and the community. (*Beaverton, Ore.*)

An incorporated or unincorporated group of individuals comprising a homeowner's association, merchant's association, community association, or other group of individuals with similar interests due to their residence in a defined area and that has registered with the community development department to receive notice of applicable proceedings. (*Peoria, Ariz.*)

■ **neighborhood character** (See also *character; community character*) Features that make areas of the city attractive living environments. Neighborhood disruption includes activities that detract from safe and peaceful enjoyment of such areas. Special exception standards that require facilities to be in keeping with the neighborhood character must consider generation of noise, dust, and traffic, among other features in excess of that otherwise normal to such neighborhood. . . . Design can be in keeping with neighborhood character when, for example, similar exterior materials and structural members are used, i.e., brick siding, pitched roof. (*Dodge City, Kans.*)

The atmosphere or physical environment which is created by the combination of land use and buildings within an area. Neighborhood character is established

and influenced by land-use types and intensity, traffic generation, and also by the location, size, and design of structures as well as the interrelationship of all these features. (*Warsaw, N.Y.*)

■ **neighborhood facility** A facility intended to serve or accommodate the needs of a specific segment of a community or area. (*Fort Wayne, Ind.*)

■ **neighborhood plan** The master plan for a particular neighborhood or district that provides specific design standards and guidelines regulating the development and use of the property. (*Orlando, Fla.*)

A plan designed to guide the platting of remaining vacant parcels in a partially built-up neighborhood to make reasonable use of all land, correlate street patterns, and provide adequate drainage. (*Sedona, Ariz.*)

A document adopted by the [local legislature] as a part of the comprehensive plan of the city containing public policies relating to a specific neighborhood. (*Ft. Collins, Colo.*)

■ **neighborhood planning** A two-phase process by which members of the community develop plans to manage future development in their neighborhoods. The first phase of the process involves establishing goals and objectives and the actions required to address neighborhood issues. The second phase implements the land use and zoning changes recommended in the neighborhood plan. (*Austin, Tex.*)

■ **neighborhood retail establishment** (See also *commercial district, neighborhood; convenience store; shopping center, neighborhood*) Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores. (*Blacksburg, Va.*)

■ **neotraditional development** (See also *New Urbanism; traditional neighborhood development*) An approach to land-use

planning and urban design that promotes the building of neighborhoods with a mix of uses and housing types, architectural variety, a central public gathering place, interconnecting streets and alleys, and edges defined by greenbelts or boulevards. The basic goal is integration of the activities of potential residents with work, shopping, recreation, and transit all within walking distance. (*California Planning Roundtable*)

■ **net area** (See *area, net*)

■ **new town** (See also *planned community*) Moderately sized planned communities that offer residents an alternative to congestion and sprawl through a livable and pedestrian-friendly development pattern. A new town may contain community centers, housing, employment, retail, recreation, open space, and public facilities. Examples include Columbia, Maryland, and Reston, Virginia. (*American Planning Association*)

A form of urban development designed as a unified concept, of sufficient scale to provide its residents with a full range or substantial range of necessary land uses, public facilities and services, and employment opportunities. (*Prince George's County, Md.*)

■ **New Urbanism** (See also *neotraditional development; traditional neighborhood development*) The process of reintegrating the components of modern life—housing, workplace, shopping, and recreation—into compact, pedestrian-friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework. Initially dubbed “neotraditional planning,” the principles that define new urbanism can be applied successfully to infill and redevelopment sites within existing urbanized areas. (*Congress for the New Urbanism*)

■ **newcomer suite** (See also *extended-stay hotel*) A dwelling unit in an apartment complex that is available, when specifically authorized by the zoning board of adjustment as a special exception, for rent for periods as short as one week to persons newly arriving in the community for temporary use while they search for permanent housing. (*Tuscaloosa, Ala.*)

■ **newspaper** (See also *media*) A publication, printed on newsprint, intended for general circulation, and published regularly at short intervals, containing information and editorials on current events and news of general interest. The term “newspaper” does not include: magazines, trade publications or journals, credit bulletins, advertising inserts, circulars, directories, maps, racing programs, reprints, newspaper clipping and mailing services or listings, publications that include an updating or revision service, or books or pocket editions of books. (Golden, Colo.)

A publication published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising. (Temple Terrace, Fla.)

■ **newsrack** Any type of unmanned device for the vending or free distribution of news periodicals. (Coral Gables, Fla.)



newsrack

Any self-service or coin-operated box, container, storage unit, or other dispenser installed, used, or maintained for the display and sale of newspapers or news periodicals. (Burbank, Calif.)

■ **newsstand** (See also *use, temporary*) A temporary structure, manned by a ven-



newsstand

dor, that sells newspapers, magazines, and other periodicals. (American Planning Association)

■ **nightclub** (See also *bar*) A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are permitted. (Maryland Heights, Mo.)

An establishment operated as a place of entertainment, characterized by any or all

are served or dispensed and where patrons are permitted to engage in dancing. (Golden, Colo.)

■ **NIMBY (not in my back yard)** (See *locally unwanted land use (LULU); objectionable use*)

■ **no-build zone** (See also *environmentally sensitive area*) That portion of a development where because of the need to preserve an area’s natural features, slope, soils, native vegetation and water courses, no structure shall be erected or permitted to extend. (Trenton Township, Ohio)

■ **no-disturb zone** (See also *environmentally sensitive area*) That portion of a development where because of the need to preserve an area’s natural features, slope, soils, native vegetation and water courses, no structure shall be erected or permitted to extend into any zone nor shall any of the existing natural features be disturbed, removed, or physically altered. (Trenton Township, Ohio)

■ **node** An identifiable grouping of uses subsidiary and dependent upon a larger urban grouping of similar or related uses. (Concord, N.C.)

■ **noise** (See also *nuisance*) The intensity, duration, and character of sound from any and all sources. (Federal Way, Wash.)

Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is

of the following as a principal use: (1) live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians; (2) dancing. (Las Vegas, Nev.)

Any room, place, or space maintained for general patronage where food and drink

otherwise annoying. Noise, simply, is “unwanted sound.” (*California Planning Roundtable*)

Any sound that is unwanted or that causes or tends to cause an adverse psychological or physiological effect on human beings. . . . (*Jefferson County, Colo.*)

Unwanted sound not occurring in the natural environment. (*Hopkins, Minn.*)

One or a group of loud, harsh, non-harmonious sounds or vibrations that are present and irritating to the ear. (*Menasha, Wisc.*)

Any undesired audible sound. (*Bondurant, Iowa*)

Any activity which creates or produces sound regardless of frequency exceeding the ambient noise levels at the property line of any property (or if a condominium or apartment house within any adjoining apartment) by more than six decibels above the ambient noise levels as designated in the noise table at the time and place and for the duration then mentioned. (*Jordan, Minn.*)

■ **noise contour** The graphic depiction of the extent to which an average noise level affects the area surrounding a source of noise. (*Multnomah County, Ore.*)

■ **noise, decibel (dB)** A unit for measuring the amplitude of sounds, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure of 20 micropascals. (*Truckee, Calif.*)

The usual unit for measuring the relative loudness of sound. (*Jordan, Minn.*)

■ **noise, decibel, A-weighted (dBA)** A unit for describing the amplitude of sound as measured on a sound level meter using the A-weighting network. (*Nashville and Davidson County, Tenn.*)

The total sound level in decibels of all sound as measured with a sound level meter with a reference pressure of 20 micropascals using the ‘A’ weighted network (scale) at slow response. The unit of measurement shall be defined as dB(A). (*Truckee, Calif.*)

■ **noise impact** The extent to which a level of noise interferes with the full uti-

lization of land. (*Multnomah County, Ore.*)

■ **noise, octave band** A term denoting all the sound frequencies between any given frequency and double that frequency. (*Glen Ellyn, Ill.*)

■ **noise pollution** (*See also nuisance*) Continuous or episodic excessive noise in the human environment. (*Siskiyou County, Calif.*)

Continuous or episodic excessive noise in the human environment. Noise pollution is defined in terms of a maximum decibel level by frequency range. (*Bondurant, Iowa*)

Any sound which endangers or injures the safety or health of human beings or annoys or is objectionable to a reasonable person of normal sensitivity. (*Truckee, Calif.*)

■ **noise, significant** Annoying or disturbing to more than a small percentage of the people within the area impacted by the noise in question. (*Truckee, Calif.*)

■ **noise, simple tone** A noise characterized by a predominant frequency or frequencies so that other frequencies cannot be readily distinguished. If measured, simple tone noise shall exist if the one third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the contiguous one-third octave bands in the following manner: (1) by five dB for frequencies of 500 Hertz and above; (2) by eight dB for frequencies between 160 Hertz and 499 Hertz; or (3) by 15 dB for frequencies less than or equal to 159 Hertz. (*Truckee, Calif.*)

■ **noise source** The activity responsible for the noise in question or noise which in fact exceeds [said] standards. (*Truckee, Calif.*)

■ **noise source, mobile** A fixed transportation route or facility which generates noise impinging on nearby areas due to vehicle travel on said route or facility. (*San Juan Capistrano, Calif.*)

■ **noise-sensitive use** Real property normally used for sleeping or normally used as schools, churches, hospitals or public libraries. Property used in indus-

trial or agricultural activities is not noise-sensitive unless it meets the above criteria in more than an incidental manner. Accessory uses such as garages or workshops do not constitute noise-sensitive uses. (*Deschutes County, Ore.*)

■ **nonattainment** (*See also air pollution*) The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (*California Planning Roundtable*)

■ **noncommercial activity** Any activity conducted for personal use or enjoyment without the intent of realizing a profit or recovering costs through the sale of goods or services. (*Frostburg, Md.*)

■ **nonconformance** A condition that occurs when, on the effective date of adoption of this code or a previous ordinance or on the effective date of an ordinance text amendment or rezoning, an existing lot, structure, building, sign, development, or use of an existing lot or structure does not conform to one or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development, or use is located. (*Sedona, Ariz.*)

■ **nonconforming activity** (*See also amortization*) An activity that, under the zoning regulations, is not itself a permitted activity where it is located or does not conform to the off-street parking or loading requirements, performance standards, or other requirements applying to activities. However, an activity of the character described above shall not be deemed a nonconforming activity to the extent that it has been or is hereafter authorized by a subsisting conditional use permit, variance, or other special zoning approval. (*Oakland, Calif.*)

■ **nonconforming building** (*See building, nonconforming*)

■ **nonconforming feature** A characteristic of a building or property, such as signs, parking, loading, landscaping, performance standards, or condition of a special/provisional use that lawfully existed prior to the enactment of the requirements of this chapter, but does not comply with the current requirements of this chapter. (*Champaign, Ill.*)

■ **nonconforming location** A use that lawfully existed prior to the enactment of the requirements of this chapter and is permitted in the zoning district, but does not meet the location requirements of the district. (*Champaign, Ill.*)

A site improvement which was legally established but no longer conforms with the regulations of this chapter. (*Milwaukee, Wisc.*)

■ **nonconforming lot** (See *lot, nonconforming*)

■ **nonconforming prohibited use** A use which was legally established but which is no longer classified as a permitted use or no longer classified as a special use in the zoning district in which it is located. (*Milwaukee, Wisc.*)

■ **nonconforming sign** (See *sign, nonconforming*)

■ **nonconforming structure** (See *building, nonconforming; structure, nonconforming*)

■ **nonconforming use** (See *use, nonconforming*)

■ **nonpoint pollution** (See *pollution, nonpoint source*)

■ **nonprofit activity** A type of activity conducted exclusively for the purpose of providing the community or its members with a service or facility, with no part of its net income inuring to the benefit of any shareholder or individual. (*Ocean City, Md.*)

■ **nonprofit organization** Any person(s), partnership, association, corporation, or other group whose activities are conducted for unselfish, civic, or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group and may include, but shall not be limited to, patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, cultural, charitable, scientific, historical, athletic, or medical activities. (*Glendale, Ariz.*)

A nonprofit organization shall include but not be limited to a not-for-profit organization, corporation, community chest, fund, or foundation organized and operated exclusively for religious, cultural,

charitable, scientific, recreational, literary, agricultural, or educational purposes, or to foster amateur competition in a sport formally recognized by the National Collegiate Athletic Association, and an organization exempt from taxation under Section 501 (c) of the Internal Revenue code of 1986 organized or incorporated in this state or another state or having a principal place of business in this state or in another state. (*Merrimack, N.H.*)

■ **nonwetland** (See also *wetland*) Uplands and lowland areas that are neither deep water aquatic habitats, wetlands, nor other special aquatic sites. They are seldom or never inundated or, if frequently inundated, they have saturated soils for only brief periods during the growing season, and, if vegetated, they normally support a prevalence of vegetation typically adapted for life only in aerobic soil conditions. (*Island County, Wash.*)

■ **North American Industry Classification System (NAICS) manual** The North American Industry Classification System manual published by the Office of Improvement and Budget of the Executive Office of the President. (*Concord, N.C.*)

The North American Industry Classification System as published by the U.S. Census Bureau (*Denver, Colo.*)

A system for classifying establishments by the type of economic activity in which they are engaged. This is a common code between the United States, Mexico, and Canada and is replacing the Standard Industrial Classification (SIC). (*US Census Bureau*)

■ **noxious matter** (See *toxic/noxious substance*)

■ **nudity** The showing of the human male or female genitals, pubic area, or buttocks with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any portion thereof below the top of the areola, or the showing of the human male genitals in a discernible turgid state even if completely or opaquely covered. (*Cudahy, Wisc.*)

Being devoid of a covering for the male or female genitalia consisting of an

opaque material which does not simulate the organ covered, and in the case of a female exposing to view one or both breasts without a circular covering, centered on the nipple, that is at least three inches in diameter and does not simulate the organ covered. (*Multnomah County, Ore.*)

■ **nuisance** Any thing, condition, or conduct that endangers health and safety, or unreasonably offends the senses, or obstructs the free use and comfortable enjoyment of property, or essentially interferes with the comfortable enjoyment of life. (*Wood River, Ill.*)

Activity or use that is annoying, unpleasant, or obnoxious. (*Sandy, Ore.*)

Anything offensive or obnoxious to the health and welfare of the inhabitants of the city; or any act or thing repugnant to, or creating a hazard to, or having a detrimental effect on the property of another person or to the community. (*Charleston, Ill.*)

An offensive, annoying, unpleasant, or obnoxious thing, act, or practice, a cause or source of annoyance, especially a continual or repeated invasion of a use or activity which invades the property line of another so as to cause harm or discomfort to the owner or resident of that property. Excessive or noisy vehicular traffic, dust, glare, and smoke are examples of nuisances. (*Trenton Township, Ohio*)

(1) Any public nuisance known at common law or in equity jurisprudence. (2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; or any structurally unsound fences or structures; or any lumber, trash, fences, debris, or vegetation which may provide a hazard for inquisitive minors. (3) Whatever is dangerous to human life or is detrimental to health, as determined by the health officer. (4) Overcrowding a room with occupants. (5) Insufficient ventilation or illumination. (6) Inadequate or unsanitary sewage or plumbing facilities. (7) Uncleanliness, as

determined by the health officer. (8) Whatever renders air, food, or drink unwholesome or detrimental to the health of human beings, as determined by the health officer (*Waterloo, Iowa*)

An interference with the enjoyment and use of property. (*Siskiyou County, Calif.*)

■ **nursery** (See also *horticultural land*) Any land used to raise trees, shrubs, flowers, and other plants for sale or for transplanting. (*Jefferson County, Colo.*)

An enterprise that conducts the retail and/or wholesale of plants grown on the premises, as well as accessory items (but not power equipment, such as gas or electric lawn mowers and farm implements) directly related to their care and maintenance. (*Cecil County, Md.*)

An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed building. (*Clark County, Nev.*)

An operation for the cultivating, harvesting, and sale of plants, bushes, trees, and other nursery items grown on site or established in the ground prior to sale, and for related accessory sales and uses. (*Anne Arundel County, Md.*)

■ **nursery, bare root** An area for the cultivation and propagation of trees, shrubs, and plants that are grown in the ground and not in containers. (*Thurston County, Wash.*)

■ **nursery, retail** (See also *garden center; greenhouse*) The retail handling of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products in small quantities to the consumer. (*Shasta Lake, Calif.*)

■ **nursery, wholesale** The growing, storage, and sale of garden plants, shrubs, trees, or vines for resale, including incidental retail sales conducted from within a building not exceeding 20 percent of the combined wholesale and retail sales volume during any year. (*Shasta Lake, Calif.*)

■ **nursing home** (See also *convalescent center; elderly housing definitions*) A home licensed by the [state] for the aged or chronically or incurably ill persons in which five or more such persons not of the immediate family are provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured. (*Jefferson County, Colo.*)

A home for the aged or infirm in which three or more persons not of the immediate family are received, kept, or provided with food and shelter, or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured. (*Boone County, Mo.*)

A use providing bed care and inpatient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease. (*Blacksburg, Va.*)

A facility established for profit or non-profit, which provides nursing care and related medical services on a 24-hour per day basis to two or more individuals because of illness, disease, or physical or mental infirmity. Provides care for those persons not in need of hospital care. (*Kauai, Hawaii*)

Any facility which provides meals, lodging, and nursing care for compensation. (*Limington, Maine*)

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■ **objectionable use** Those uses of property which are recognized as having serious objectionable characteristics, particularly when several of them are concentrated, thereby having a deleterious effect upon the adjacent areas. (*Mishawaka, Ind.*)

■ **observation booth** (See also *guard house*) A building built in compliance with all building codes of the [jurisdiction] and all the terms granted in a special use permit and located on private property adjacent to a public street as shown on the site plan approved with the special use permit, for the purpose of manually or electronically monitoring pedestrian or vehicular traffic into a subdivision or neighborhood and promoting security within the subdivision or neighborhood without impeding or restricting ingress or egress; provided, however, an observation booth shall not be designed or used for sleeping or living purposes. (*Paradise Valley, Ariz.*)

■ **observation room/deck** (See also *deck, roofed*) Space designed and intended to be used by the public that may be within a building or in the open air and that is maintained so as to be open and available to the public during the hours the building is open to the public, provided, such space must be located at or above the highest occupied floor of a building. (*Philadelphia, Pa.*)

■ **obstruction, land** Any building, structure, apparatus, mechanical equipment, fence, or other construction of a long-term nature placed above or on the ground within a required yard, setback, or buffer area. (*Champaign, Ill.*)

Any building or structure, or part thereof, which is located so as to intrude upon any open space required by this code. Trees or shrubs shall not be considered as obstruction, except as may be regulated herein. (*Glen Ellyn, Ill.*)

■ **obstruction to flow** Any development which physically blocks the conveyance of floodwaters such that this devel-

opment by itself or in connection with any future similar development will cause an increase in regional flood height. (*Cudahy, Wisc.*)

A dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into the floodplain, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow or water might carry same downstream to the damage of life or property. The term does not include trees in an upright and natural growing position located in the channel. (*Hopkins, Minn.; Willistown Township, Pa.; Rapid City, S.Dak.*)

■ **occupancy** The use of land, buildings or structures. Change of occupancy is not intended to include change of tenants or proprietors. (*Quincy, Mass.*)

The residing of an individual overnight in a dwelling unit or the installation, storage, or use of equipment, merchandise, or machinery in any public, commercial, or industrial building. (*Siskiyou County, Calif.*)

The purpose for which a building is used or intended to be used. The term also includes the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors. (*Santa Rosa, Calif.*)

All or a portion of a structure occupied by one tenant. (*Truckee, Calif.*)

■ **occupancy, change of** A discontinuance of an existing use and the substitution therefor of a use of a different kind or class, or the expansion of a use. (*Beverly Hills, Calif.*)

A discontinuance of an existing use and the substitution therefor of a use of a different kind or class. Change of occupancy is not intended to include a change of tenants or proprietors unless accompanied by a change in the type of use. (*Boca Raton, Fla.*)

■ **occupancy, condemnation for** An order issued by the code official prohibiting any person from occupying the dwelling unit specified in such order until it has been revoked, and further preventing anyone from being present on such premises except for the purpose of cleaning up or making repairs to the premises. (*St. Louis, Mo.*)

■ **occupant** (See also *tenant*) Tenant or person in actual possession. (*Champaign, Ill.*)

Any person who holds a written or an oral lease of or who actually occupies the whole or a part of such building or land, either alone or with others. (*Peoria, Ill.*)

■ **occupied area** (See also *space, occupied*) The total of the areas of all buildings on the lot. The area of each building is the area of a horizontal section of such building on any floor at or above ground level taken at its greatest outside dimensions, including all structures, except fences. (*Philadelphia, Pa.*)

The total area of earth horizontally covered by the structure, excluding accessory structures such as but not limited to garages, patios, and porches. (*Wayne County, Ind.*)

The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane, excluding permitted projections as allowed by the state building code. (*Concord, N.C.*)

■ **odor** (See also *nuisance*) Stimulus affecting the olfactory nerves. (*Federal Way, Wash.*)

■ **odorous matter** (See also *nuisance*) Material that is gas, liquid, or solid that causes an odor sensation to a human being. (*Aurora, Ill.*)

Any matter that yields an odor that is offensive in any way. (*Gurnee, Ill.*)

Material suspended in the atmosphere that produces an olfactory response in normal human beings. (*National City, Calif.*)

■ **off-road vehicle** (See also *all-terrain vehicle*) Any motorized vehicle designed for or capable of cross-country travel on or immediately over land, wa-

ter, sand, snow, ice, swampland, or other natural terrain, except that such terms exclude (a) registered motorboats, (b) military, fire, emergency, and law enforcement vehicles when used for emergency purposes. (*Ramsay, Mich.*)

All-terrain vehicles, snowmobiles, motor bikes or what are commonly referred to as dirt bikes. (*Trenton Township, Ohio*)

■ **off-shore facilities** (See also **port and harbor facilities**) Any facilities, seaward of the outer harbor line, floating or supported on a pier or piers, used to transfer or assemble materials or for construction purposes, except aquacultural facilities and structures, research and scientific monitoring facilities. (*Seattle, Wash.*)



off-shore facilities

■ **off-site** (See also **on-site**) Outside the limits of the area encompassed by the tract area or the parcel of record on which the activity is conducted. (*Maryland Department of Natural Resources*)

Located outside the lot or parcel lines of the principal use. (*Clarkdale, Ariz.*)

Any premises not located within the area of the property to be subdivided or developed, whether or not in the common ownership of the applicant for subdivision or development approval. (*Concord, N.C.*)

■ **office** A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government. (*Miami, Fla.*)

A room or a suite of rooms or portion of a building used for the practice of a profession or for the conduct of a business that involves the accessory sale of goods from the premises. If the goods or merchandise are sold for delivery on or from the premises, and constitutes a portion greater than 20 percent of the gross revenue from

the office, then the premises shall be considered to be a store rather than an office. (*Champaign, Ill.*)

A room, suite of rooms, or building in which a person transacts the affairs of a business, profession, service, industry, or government. (*Huntington, Ind.*)

■ **office, accessory** (See also **accessory use**) Incidental offices that are customarily accessory to another use and are allowed as part of an approved principal use. (*Truckee, Calif.*)

■ **office building** A building used primarily for offices that may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper, or candy stand. (*Champaign, Ill.*)

companies, real estate offices, [commercial] post offices . . . , but not including bulk mailing distribution centers. . . . Does not include: medical offices . . . or offices that are incidental and accessory to another business or sales activity that is the principal use. (*Truckee, Calif.*)

An office for such activities as real estate agencies, advertising agencies (but not sign shops), insurance agencies, travel agencies and ticket sales, chambers of commerce, credit bureaus (but not finance companies), abstract and title agencies or insurance companies, stockbrokers, and the like. It is characteristic of a business office that retail or wholesale goods are not shown on the premises to a customer. A barber or beauty shop is not a business office. (*Grand Chute, Wisc.*)

Administrative, executive, professional, research, or similar organizations, and laboratories having only limited contact with public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal permissible use. (*Grand Forks, N.Dak.*)

■ **office conversion** (See also **adaptive reuse**) A single-family residential structure occupied by or converted for an office use. (*Champaign, Ill.*)

A principal building originally constructed as a one-family or two-family detached dwelling and then converted to office use without any external enlargement for the purpose of creating office space or otherwise accommodating office use. For the purpose of this definition, enclosure of a porch does not



office building

constitute external enlargement. (*Cecil County, Md.*)

■ **office, corporate** An establishment primarily engaged in providing internal office administration services as opposed to customer service in a single building or a campus setting; for example, the headquarters, regional offices or the administrative offices for a corporation. Generally the majority of the traffic generated from corporate offices comes from employees and not the general public. (*Richland, Wash.*)

■ **office district** [The district that includes] the less intensive office and professional center land uses including low-rise office parks, single freestanding office buildings, depository facilities, such as banks, and residential structures converted to office use. Office land uses tend to be single-use oriented and have less intensive employee/acre ratios. (*DeKalb County, Ill.*)

■ **office, home** (See *home office*)

■ **office park** A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention to circulation, parking, utility needs, aesthetics, and compatibility. (*Schaumburg, Ill.*)

A development which contains a number of separate office buildings, accessory and supporting uses, and open space all designed, planned, constructed, and maintained on a coordinated basis. (*Clarkdale, Ariz.; Champaign, Ill.; Temple Terrace, Fla.*)

An area planned for occupancy of more than one office establishment with shared common areas. (*Chelsea, Mass.*)

A development on a tract of land that contains a number of separate businesses, offices, light manufacturing facilities, accessory and supporting uses, and common open space designed, planned, and constructed on an integrated and coordinated basis. (*Huntington, Ind.*)

■ **office, professional** Professional or government offices including: accounting, auditing and bookkeeping services; advertising agencies; architectural, engi-

neering, planning, and surveying services; attorneys; counseling services; court reporting services; data processing and computer services; detective agencies and similar services; educational, scientific, and research organizations; employment, stenographic, secretarial, and word processing services; government offices including agency and administrative office facilities; management, public relations, and consulting services; photography and commercial art studios; writers and artists offices outside the home. Does not include: medical offices . . . or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use. (*Truckee, Calif.*)

The office of a member of a recognized profession maintained for the conduct of business in any of the following related categories: architectural, engineering, planning, law, interior design, accounting, insurance, real estate, medical, dental, optical, or any similar type of profession. (*Huntington, Ind.*)

An office for the use of a person or persons generally classified as professionals, such as architects, engineers, attorneys, accountants, doctors, dentists, chiropractors, psychiatrists, psychologists, and the like. (*Grand Chute, Wisc.*)

Offices or studios of professional or service occupations or agencies which benefit from and contribute to an environment of semiresidential nature characterized by low traffic and pedestrian volumes, lack of districting, irritating, or sustained noise, and low density of building developments, including accountant, appraiser, architect, engineer, insurance adjuster, landscape architect, lawyer, consultant, secretarial agency, bonding agency, real estate, mortgage or title agency, and investment agency. (*Santa Rosa, Calif.*)

Offices for doctors, dentists, attorneys, and similar uses as determined by the administrator. (*Rock Hall, Md.*)

The office of a member of a recognized profession maintained for the conduct of

that profession. A profession is a vocation, calling, occupation, or employment requiring training in the liberal arts or sciences, or combination thereof, requiring advanced study in a specialized field; any occupation requiring licensing by the state and maintenance of professional standards applicable to the field. (*Sheridan, Wyo.*)

■ **office, temporary** A mobile home, recreational vehicle, or modular unit, or space within a permanent structure used as a temporary office facility. Purposes for temporary offices may include: construction supervision offices on a construction site or off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction. (*Rancho Mirage, Calif.; Truckee, Calif.*)

■ **office, temporary real estate** (See also *model home*) The temporary use of a dwelling unit within a residential development project as a sales or rental office for the units on the same site, which is converted to residential use at the conclusion of its office use. (*Rancho Mirage, Calif.; Truckee, Calif.*)

A permanent structure that is used as an office for the purpose of selling real estate on a temporary basis. This definition does not include model homes, unless a sales office is located within the model home. (*Beaverton, Ore.*)

■ **official map** (See also *zoning map*) A legally adopted map that conclusively shows the location and width of proposed streets, public facilities and public areas, and drainage rights-of-way. (*Iowa State University Extension Service*)

A map, adopted by a legislative body through a resolution or ordinance, showing existing streets and approved proposed streets, parks, and other public places. (*Handbook for Planning Commissioners in Missouri*)

■ **oil change facility** (See also *automobile repair services; automobile service station; gas station*) Operations that provided lubrication and/or checking, changing, or additions of those fluids and filters necessary to the maintenance of a

vehicle. It is intended that these services will be provided while customers wait, generally within a 15- to 20-minute time period. (*Myrtle Beach, S.C.*)

■ **on-site** (See also *off-site*) Within the limits of the area encompassed by the tract area or parcel of record on which the activity is conducted. (*Maryland Department of Natural Resources*)

■ **opacity** The screening effectiveness of a bufferyard or fence expressed as the percentage of vision that the screen blocks. (*Milwaukee, Wisc.*)

The degree to which a material blocks light. (*Steamboat, Colo.*)

The quality or state of an object that renders it impervious to the rays of light; the degree of nontransparency. (*Plainfield, Ill.*)

■ **open-air business** Retail sales establishments operated substantially in the open air, including: bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sales, repair, or rental services. Outdoor display area and sale of garages, motor homes, recreation vehicles, manufactured homes, snowmobiles, swimming pools, and similar activities, but not including farm implements or commercial construction equipment. Retail sales of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment, but not including lumberyards. (*Rockford, Mich.*)

A business including the sales or display of retail merchandise or services outside of a permanent structure. (*Sedona, Ariz.*)

The sale or rental of construction equipment, farm equipment, recreational vehicles, motorized boats, and manufactured homes. This does not include the rental of outdoor recreation equipment rental as defined in [local code]. (*Steamboat, Colo.*)

Any business which sells, primarily at retail, certain goods or products which are displayed or otherwise merchandised outside an enclosed building, including but not limited to auto sales, landscape nurseries, parking lot sales, camper sales, and other similar uses. (*Santa Rosa, Calif.*)

■ **open burning** The burning of any matter in such manner that the products of combustion resulting from the burning are emitted directly into the atmosphere without passing through an approved stack, duct, vent, or chimney but does not refer to the operation of safety flares for the purpose of protecting human life. (*Anchorage, Alaska*)

■ **open sales lot** Land devoted to the display of goods for sale, rent, lease, advertising, or trade where such goods are not enclosed within a building. (*Mora, Minn.; Hopkins, Minn.*)

Any land used or occupied for the purpose of buying and selling new or second-hand passenger cars or trucks or both, motor scooters, motorcycles, boats, trailers, aircraft, and monuments and for the storing of same prior to sale. (*Robbinsdale, Minn.*)

■ **open space** Any land or area, the preservation of which in its present use would: (1) conserve and enhance natural or scenic resources; or (2) protect streams or water supply; or (3) promote conservation of soils, wetlands, beaches, or tidal marshes; or (4) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or (5) enhance recreation opportunities. (*Redmond, Wash.*)

Land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. (*Cecil County, Md.*)

Land used for recreation, resource protection, amenity, and/or bufferyards. In no event shall any area of a lot constituting the minimum lot area of said lot nor any part of an existing or future road or right-of-way be counted as constituting open space except that bufferyard areas may be included in the area of a lot constituting the minimum lot area. (*Lake County, Ill.*)

That area suitable for passive recreational use or which provides visual relief to developed areas, exclusive of typical trapezoidal type flood-control channel rights-of-way, area devoted to parking, vehicular traffic, or private use, and any other area which does not significantly lend itself to the overall benefit of either

the particular development or surrounding environment. (*Santa Rosa, Calif.*)

Those areas of a lot which except as provided by this zoning bylaw are to remain unbuilt and which shall not be used for parking, storage, or display. (*Maynard, Mass.*)

An area or portion of land, either landscaped or essentially unimproved and which is used to meet human recreational or spatial needs, or to protect water, air, or plant areas. (*Clarkdale, Ariz.*)

■ **open space, active** Open space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc. (*Redmond, Wash.*)

■ **open space, common** An open space within a residential development reserved for the exclusive use of residents of the development and their guests. (*Newport Beach, Calif.*)

The total land area, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents or occupants of a development. Common open space includes swimming pools, putting greens, and other recreational-leisure facilities; areas of scenic or natural beauty and habitat areas; hiking, riding, or off-street bicycle trails; and landscaped areas adjacent to roads that are in excess of minimum required rights-of-way. (*Washoe County, Nev.*)

Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate. (*Schaumburg, Ill.*)

Open space areas within a development which are designed or intended for the use and enjoyment of the residents and their guests. (*Clarkdale, Ariz.*)

Any parcel or area of land or water set aside, dedicated, designated, or reserved for the use and enjoyment of all owners

and occupants of a project. Usable common open space shall constitute area(s) readily accessible, practical, and generally acceptable for active or passive recreation uses. In no case shall common open space include required setback areas or contain structures other than those intended for landscape or recreational purposes. (*Lake Elsinore, Calif.*)

An area within a development designed and intended for the use or enjoyment of all residents of the development or for the use and enjoyment of the public in general. (*Sandy, Ore.*)

■ **open space, detached** Required open space that is not on the same lot(s) as the dwellings for which the open space is required. (*Albuquerque, N.Mex.*)

■ **open space, developed** Open space substantially free of structures but possibly containing improvements that are part of a development plan or are appropriate for the residents of any residential development. (*Palm Desert, Calif.*)

■ **open space district** A zoning classification that limits the allowable uses to agriculture, recreation, parks, reservoirs, and water supply lands. Open Land Districts are most commonly used for publicly owned lands, but are also used in areas subject to flooding (floodplain zones) and other natural hazards. (*Handbook for Planning Commissioners in Missouri*)

■ **open space, improved** Landscaped areas, turf areas, parks, golf course and recreation areas constructed on the parcel, but shall not include associated buildings. (*Concord, N.C.*)

■ **open space, livable** Open space on a building site, exclusive of space devoted to vehicular streets, drives, and parking areas, and including pedestrian ways, space for active and passive recreation, and landscaping. (*Johnstown, Colo.*)

■ **open space, natural** (See also *heath; preserve*) Any parcel of land or water that is essentially unimproved and devoted to an open space use. (*Palm Desert, Calif.*)

An open space area not occupied by any structure or impervious surface. (*Siskiyou County, Calif.*)

■ **open space, passive** (See also *heath*) Open space that is essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or for the use and enjoyment of owners or occupants. (*Redmond, Wash.*)



passive open space

■ **open space, private** A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests. (*Newport Beach, Calif.*)

The outdoor living area directly adjoining a dwelling unit or building, intended for the private enjoyment of the residents or occupants of the dwelling unit or building and defined in such a manner that its boundaries are evident. (*Washoe County, Nev.*)

Open space, the use of which is normally limited to the occupants of a single dwelling unit or building; yard areas for detached single-family dwelling units, or private patios or courtyards for attached housing units. (*Clarkdale, Ariz.*)

A fenced or otherwise screened area designated for a specific tenant or resident and which is devoid of structures and improvements other than patio covers or those structures or improvements intended for landscape or recreational purposes. (*Lake Elsinore, Calif.*)

Areas of the lot which are not designed for use as the building site, parking or loading areas, or utility sites [and] which are designated for the use of a particular family. (*Hopkins, Minn.*)

Areas intended for the private use by residents of an individual dwelling unit, de-

signed for outdoor living and recreation or the retention of an area in its natural state. Private open spaces may include patios and landscaped areas but does not include off-street parking, maneuvering, loading, or delivery areas. (*Sandy, Ore.*)

An outdoor area either at ground level or on a balcony which is appurtenant to a dwelling unit and designed for the exclusive use of the occupants of that dwelling unit. (*Santa Rosa, Calif.*)

■ **open space, public** (See also *park; public; public space*) Open space owned and maintained by a public agency for the use and benefit of the general public. (*Clarkdale, Ariz.*)

Open space maintained for the use and enjoyment of the general public. (*Lake Elsinore, Calif.*)

■ **open space ratio** A measure of the intensity of land use, determined by dividing the total of all open space areas contained within a site by the gross site area. (*Island County, Wash.*)

The amount of open space, after excluding required drives and parking areas in residential areas, which . . . is required and based or calculated for each square foot of coverage by the principal building or buildings. (*Hopkins, Minn.*)

Commentary: Many zoning codes establish minimum open space ratios—the portion of the site that is devoted to open space—to regulate the intensity of development and to preserve natural areas. The definition of open space is critical to the calculation of this ratio. Some codes allow balconies, terraces, and roof areas to be included under the definition

of open space as long as these areas are available for use by all of the occupants of the building.

■ **open space, surface** The at-grade area of any site or development site not covered by structures or devoted to vehicular use. (*Milwaukee, Wisc.*)

■ **open space, total** The sum of private open space and shared open space. (*Newport Beach, Calif.*)

■ **open space, usable** Outdoor or unenclosed area on the ground, or on a roof, balcony, deck, porch, or terrace designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or street side yard, and excluding any space with a dimension of less than six feet in any direction. (*Newport Beach, Calif.*)

Outdoor area on the ground, roof, balcony, deck, or porch which is designed and used for outdoor living, recreation, pedestrian access, or landscaping. The term shall not include off-street parking or driveway areas, nor shall more than 25 percent of the required open space be assigned to roof or private balcony areas, nor shall such area have a slope greater than 10 percent or any dimension of less than 10 feet. The term may include private balconies if their least dimension is four feet or more. (*Santa Rosa, Calif.*)

A minimum area of 100 square feet with a minimum width of 10 feet. A minimum of 40 percent of the required open space shall be usable for active recreation such as swimming pools, tennis courts, tot lots, ball fields, and other similar activities. Water bodies shall not exceed 15 percent of the required open space area. (*Rock Hall, Md.*)

A required ground area or terrace area on a lot which is graded, developed, landscaped, and equipped and intended and maintained for either active or passive recreation or both, available and accessible to and usable by all persons occupying a dwelling unit or rooming unit on the lot and their guests. Such areas shall be grassed and landscaped or covered only for a recreational purpose. Roofs,

driveways, and parking areas shall not constitute usable open space. (*Robbinsdale, Minn.*)

A common or private outdoor area at grade level or on a roof, porch, deck, court, or balcony or any combination thereof, designed for outdoor living, recreation, or landscaping with a minimum horizontal dimension of six feet. Open space with a horizontal dimension less than six feet or a total area of less than 60 square feet is not considered usable. (*Milwaukee, Wisc.*)

■ **operator** (See *driver*)

■ **orchard** (See also *grove*) The establishment, care, and harvesting of more than 25 fruit bearing trees, such as persimmon, guava, banana, or papaya, for the purpose of selling the fruit to others. (*Kauai, Hawaii*)

A group of fruit or nut trees, either small and diverse and grown for home use, or large and uniform (i.e., of one variety) and cultivated for revenue. Such a collection must be planted, managed, and renewed by the householder or farmer and should not be confused with a naturally occurring grove. Citrus and nut plantations are customarily called groves. (*California Planning Roundtable*)

■ **ordinance** (See also *regulations*) A law or regulation set forth and adopted by a governmental authority, usually a city or county. (*Jefferson County, Colo.*)

A municipally adopted law or regulation. (*Bondurant, Iowa*)

■ **ordinance, model** An ordinance which is used as an example or template to be adapted to a specific use or area by the agency or organization involved in the particular area. (*Washtenaw County, Mich.*)

■ **organic material** (See also *compost*) A material or substance composed of chemical compounds of carbon in combination with other chemical elements (often hydrogen) and generally manufactured in the life processes of plants and animals. Organic substances include paper, wood, food and plastic, as well as the waste products of these and similar materials. (*Gurnee, Ill.*)

■ **outbuilding** (See also *accessory structure*) A separate accessory building or structure not physically connected to the principal building. (*Siskiyou County, Calif.*)

■ **outdoor customer dining area** (See *restaurant, outdoor customer dining area; sidewalk café*)

■ **outdoor recreation** (See *recreation, outdoor*)

■ **outdoor recreation concession** (See *recreation, outdoor concession*)

■ **outdoor recreation equipment rental** Any use where nonmotorized recreational equipment such as bicycles, kayaks, tubes, and rafts are stored, or displayed outdoors for rental purposes. (*Steamboat, Colo.*)

■ **outdoor sales** (See also *sidewalk sale; temporary outdoor sale*) The display and sales of products or services primarily outside a structure and limited to those items generally stored, used, or inspected outdoors where parking is the principal use of the property. (*Clarkdale, Ariz.*)

The display and sale of products and services outside of a building or structure, including vehicles, garden supplies, gas, motor oil, food and beverages, boats and aircraft, farm equipment, motor homes, burial monuments, building and landscape materials, and similar materials or items. (*Fort Wayne, Ind.*)

Retail sale of produce, other foodstuffs, or any of the products listed in [local code], primarily outside an enclosed structure, for more than 90 days in any calendar year. This term shall not include a motor vehicle sales facility, garden supply or landscaping center, lumberyard, building supply or home improvement center, or Christmas tree lot. (*Milwaukee, Wisc.*)

The placement of goods for sale or for advertisement, outside of the building or structure, including but not limited to vehicles, garden supplies, gas, tires, motor oil, food and beverages (vending machines), boats and farm equipment, motor homes and clothes. (*Hudson, N.H.*)

The placement of goods, equipment, or materials for sale, rental, or lease in a location not enclosed by a structure consisting of walls and a roof. "Outdoor display" shall not mean yard sales as defined in [local code]. (*Fort Wayne, Ind.*)

■ **outdoor sales area** (See also *retail sales establishment definitions*) An area of designated size used for the display of merchandise or tangible property normally vended within the contiguous business or organization. Multiple items may be displayed on a rack but shall not be stacked upon each other. (*Melbourne, Fla.*)

An area where customers are encouraged to examine or experience merchandise in their typical configuration or manner of use. (*Livermore, Calif.*)

■ **outdoor sales display** An outdoor arrangement of objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product, or service. (*Woodside, Calif.*)

The lineal footage of the front of an area used for display and sale of merchandise located outdoors; typically the portion of a display area facing a street or automobile parking area. (*Lake Elsinore, Calif.*)

■ **outdoor sales, seasonal** Any business or use (primary or accessory) that is conducted primarily out of doors, which may include but not be limited to: retail sales of garden supplies and equipment; roadside stands for the sale of fruits and vegetables, plants, flowers, Christmas trees, fireworks; and other similar businesses or uses. (*Fort Wayne, Ind.*)

Temporary outdoor retail operations including: farmer's markets; seasonal sales of Christmas trees, pumpkins, or other seasonal items; semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows; sidewalk or parking lot sales. (*Rancho Mirage, Calif.*)

Outdoor storage of items for retail sale that are, by their nature, sold during a peak season, including such items as fruits, vegetables, Christmas trees, pumpkins, lawn accessories, bedding plants, etc. (*Redmond, Wash.*)

■ **outdoor service area** (See also *restaurant, outdoor customer dining area*) A porch, patio, deck, or other area of land used for seated dining only which is not within the interior building walls of a restaurant or eatery. (*Dewey Beach, Del.*)

■ **outdoor service establishment** A business establishment other than a restaurant, bank, or gasoline station, so developed that service to the patron may be extended beyond the walls of the building, not requiring the patron to enter the building. (*West Bloomfield, Mich.*)

■ **outdoor storage** The keeping of personal or business property or motor vehicles in a required open parking space or any other area outside of a building for a period of time exceeding 72 consecutive hours. (*Santa Clara, Calif.*)

The storage of any material for a period greater than 24 hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building. (*Redmond, Wash.*)

■ **outdoor storage, bulk** Goods for sale, storage, or display that have a large size, mass, or volume and are not easily moved or carried, such as railroad ties, large bags of feed, or fertilizer, wood, etc. (*Redmond, Wash.*)

■ **outdoor storage, non-bulk** Goods for sale, storage, or display that are distinguished from bulk items by being small in size or volume and not requiring a mechanical lifting device to move them. Includes such items as bikes, light weight furniture, lawn accessories, and other items that can easily be moved indoors during close of business. (*Redmond, Wash.*)

■ **outfall** The point where water flows out from a conduit, drain, or stream. (*Grand Traverse County, Mich.*)

■ **outlet shopping center** (See *shopping center, outlet*)

■ **outlot** A lot remnant or parcel of land left over after platting, which is intended as open space or other use, for which no building permit shall be issued. (*Buffalo, Minn.*)

A platted lot which is unbuildable and held in common ownership by a

homeowners association or which is transferred to a public agency or utility. (*Polk County, Iowa*)

A parcel of land, included in a plat, which is smaller than the minimum size permitted for lots and which is thereby declared unbuildable until combined through platting with additional land; or a parcel of land which is included in a plat and which is at least double the minimum size and which is thereby subject to future platting prior to development; or a parcel of land which is included in a plat and which is designated for public or private open space, right-of-way, utilities, or other similar purposes. An outlot is unbuildable and no permits to construct upon or improve an outlot may be issued. (*Hopkins, Minn.*)

A lot depicted on a final subdivision plat which does not meet the requirements of this code for lots of record and which may not be used for building or parking lots. (*Normal, Ill.*)

A lot remnant or parcel of land left over after platting, which is intended as open space or other use, for which no development is intended and for which no building permit shall be issued. (*White Bear Lake, Minn.*)

■ **outparcel, shopping center** An area of no less than 10,500 square feet and a minimum width of 100 feet at the property line located within a shopping center as defined in this code that shares a common parking lot with the other buildings and establishments within said shopping center but which is separated from the principal building and establishment by a parking area of at least 75 feet. (*Temple Terrace, Fla.*)

■ **overlay zoning district** (See also *base zoning district*) An area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered. (*Milwaukee, Wisc.*)

A special district or zone which addresses special land use circumstances or environmental safeguards and is superimposed over the underlying existing zon-

ing districts. Permitted uses in the underlying zoning district shall continue subject to compliance with the regulations of the overlay zone or district. (*Merrimack, N.H.*)

A zoning district to be mapped as an overlay to a use district and which modifies or supplements the regulations of the general district in recognition of distinguishing circumstances such as historic preservation, wellhead protection, floodplain or unit development while maintaining the character and purposes of the general use district area over which it is superimposed. (*Lancaster, Ohio*)

Provides for the possibility of superimposing certain additional requirements upon a basic use zoning district without disturbing the requirements of the basic use district. In the instance of conflicting requirements, the stricter of the conflicting requirement shall apply. (*Racine County, Wisc.*)

A district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district. (*Blacksburg, Va.*)

Zoning districts that extend on top of more than one base zoning district and are intended to protect certain critical features and resources. Where the standards of the overlay and base zoning district are different, the more restrictive standards shall apply. (*Hilton Head, S.C.*)

■ **owner** (See also **homeowner**) Any person, agent, firm, corporation, or partnership that alone, jointly, or severally with others: (1) has legal or equitable title to any premises, dwelling, or dwelling unit, with or without accompanying actual possession thereof; or (2) has charge, care, or control of any premises, dwelling or dwelling unit, as agent of the owner or as executor, administrator, trustee, or guardian of the estate of the beneficial owner. The person shown on the records of the recorder of deeds of the county to be the owner of a particular property shall be presumed to be the person in control of that property. (*Peoria, Ill.*)

The legal or beneficial owner or owners of the land. The holder of an option or contract to purchase, a lessee having a

remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest. . . . (*Nashville and Davidson County, Tenn.*)

The person who holds the fee simple title to the property, and the person or persons who have acquired any interest in the property by contract or purchase or otherwise. (*North Liberty, Iowa*)

Any legal entity, person, or otherwise who holds superior title to and can evidence superior title in real or personal property. (*Hedwig Village, Tex.*)

The person(s) or entity to whom property tax is assessed, as shown on the latest equalized assessment roll of the county. (*Truckee, Calif.*)

An individual, firm, association, organization, partnership, trust, company, corporation, or any other legal entity who owns or holds title to real property. For the purposes of this code, an entity which has the power of eminent domain shall be considered a property owner and have the authority to act as a property owner. (*Huntington, Ind.*)

■ **owner of record** One who has complete dominion over particular property and who is the one in whom legal or equitable title rests; when applied to a building or land, "owner" means any part owner, joint owner, owner of a community or partnership interest, trust, estate, life tenant in common, or joint tenant, of the whole or part of such building or land. (*Champaign, Ill.*)

■ **ownership, common** (1) Ownership by one or more individuals or entities in any form of ownership of two or more contiguous lots; or (2) Ownership by any association (such ownership may also include a municipality) of one or more lots under specific development techniques. (*Newport, R.I.*)

■ **ownership, single** Holding record title, possession under a contract to purchase, or possession under a lease, by a person, firm corporation, or partnership, individually, jointly, in common, or in any other manner where the property is or will be under unitary or unified control. (*Newport Beach, Calif.*)

■ **ozone** (See also **air pollution**; **smog**)

A gas that is a variety of oxygen. The oxygen gas found in the air consists of two oxygen atoms stuck together; this is molecular oxygen. Ozone consists of three oxygen atoms stuck together into an ozone molecule. Ozone occurs in nature; it produces the sharp smell you notice near a lightning strike. High concentrations of ozone gas are found in a layer of the atmosphere—the stratosphere—high above the Earth. Stratospheric ozone shields the Earth against harmful rays from the sun, particularly ultraviolet B. Smog's main component is ozone; this ground-level ozone is a product of reactions among chemicals produced by burning coal, gasoline, and other fuels, and chemicals found in products including solvents, paints, hairsprays, etc. (*Environmental Protection Agency*)

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■ **paddock** (See also *pasture*) An open, fenced area with a portion of the enclosed area roofed to provide shade, used to house one or more horses. (*San Juan Capistrano, Calif.*)

■ **panelized housing** (See also *factory-built housing; manufactured housing; modular housing*) Panelized housing consists of factory-produced wall panels constructed approximately eight feet high and four feet to 40 feet in length; the home is of open or closed construction and does not involve a permanent steel chassis. Open wall panels are wall sections containing exterior sheathing only, with necessary plumbing, electrical, heating, air conditioning, insulation, and interior sheathing installed at the building site. Closed wall panels are shipped from the factory as complete wall units containing necessary electrical, plumbing, heating, air conditioning, insulation, interior, and exterior sheathing installed and connected at the site. All service systems and connections must comply with all local and state codes. (*Danville, Ill.*)

■ **paper mill** (See also *manufacturing definitions*) The manufacture of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc. (*Rancho Mirage, Calif.*)

■ **parade** (See also *amusement definitions; festival; motorcade; public celebration; special event*) Any march or procession consisting of people, animals, or vehicles, or any combination thereof, except funeral processions, upon any public street, sidewalk, alley, jogging trail, or bike path which does not comply with normal and usual traffic regulations or controls. (*Rochester, Minn.*)

■ **parapet** (See also *architectural feature*) That portion of a wall which extends above the roof line. (*Coral Gables, Fla.*)

The extension of the main walls of a building above the roof level. (*Bondurant, Iowa*)

That part of any wall entirely above the roof line. (*Sedona, Ariz.*)

■ **paratransit** (See also *carpool; commuter matching service; limousine; public transportation; taxi; transit definitions*) A form of public transportation characterized by the flexible routing and scheduling of small vehicles (taxis, vans, or small buses) to provide shared occupancy, doorstep, or curbside personalized transportation service. (*Sacramento Regional Transit District*)

Forms of public passenger transportation that are distinct from conventional transit and can operate over the highway and street system. Examples of paratransit include shared-ride taxis, carpools, rental cars, and subscription bus clubs. (*New Jersey State Plan*)

Transportation services that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility impaired. (*California Planning Roundtable*)

Transit services, including ridesharing, car or van pools, demand-responsive buses, and other public transit services, which are characterized by their non-scheduled, nonfixed route nature. (*Temple Terrace, Fla.*)

■ **parcel** (See also *lot; plot*) Any legally described piece of land designated by the owner or developer as land to be used or developed as a unit, or that has been developed as a unit. (*Clearwater, Fla.*)

A tract or plot of land of any size that may or may not be subdivided or improved. (*Tumwater, Wash.*)

A lot or contiguous group of lots in single ownership or under single control, usually considered a unit for purposes of development. (*Jefferson County, Colo.*)

A piece of land created by a partition, subdivision, deed, or other instrument recorded with the appropriate recorder. This includes a lot, a lot of record, or a piece of land created through other methods. (*Portland, Ore.*)

An area, parcel, site, piece of land, or property which is the subject of a development action. (*Lake Elsinore, Calif.*)

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established. Also, a unit of land created by a partition. (*Sandy, Ore.*)

A contiguous quantity of land, in the possession of or owned by or recorded as the property of the same claimant or person. (*Vernal City, Utah*)

■ **parcel map** A map, prepared by a registered civil engineer or licensed land surveyor, showing the subdivision of land into four or fewer lots (*San Juan Capistrano, Calif.*)

■ **parcel number** (See also *address; house number; property-numbering system*) The number assigned to any unit of land in the possession of or recorded as the property of one person. (*Wayne County, Ohio*)

■ **parcel, parent** The parcel of land that is proposed to be the subject of a development proposal. (*Beaverton, Ore.*)

■ **parent** (See also *child*) A person that directly, or indirectly through one or more intermediaries, controls another person. (*Concord, N.C.*)

■ **park** A noncommercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. Such facilities include subdivision recreation facilities (neighborhood parks), community parks, regional parks, and special use facilities, all as described in the recreation and open space element of the [comprehensive plan]. Such facilities may also include but shall not be limited to school and religious institution ballfields, football fields, and soccer fields, if they meet the above definition. Commercial amusement facilities, such as water slides, go-cart tracks, and miniature golf courses shall not be considered parks. (*Melbourne, Fla.*)

Any public or private land available for recreational, educational, cultural, or aesthetic use. (*Mankato, Minn.*)

An open space with natural vegetation and landscaping; may include recreational facilities. (*Austin, Tex.*)

An area reserved for recreational, educational, or scenic purposes. (*Beaufort County, S.C.*)

Any area that is predominately open space, used principally for active or passive recreation, and not used for a profit-making purpose. Any area designated by the city as a park. (*Cumberland, Md.*)

Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use. (*California Planning Roundtable*)

A public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses. (*North Liberty, Iowa*)

Those areas developed either for passive or active recreational activities. The development may include but shall not be limited to walkways, benches, open fields, multi-use courts, swimming and wading pools, amphitheaters, etc. The term "park" shall not include zoos, travel trailer parks, amusement parks, or vehicle, equestrian, or dog racing facilities. (*Lake Lure, N.C.*)

■ **park-and-ride facility** (See also **transportation demand management (TDM)**) A facility designed for parking automobiles, the occupants of which transfer to public transit to continue their trips. (*Elbert County, Colo.*)

An off-street parking facility designed or intended to provide peripheral collection and storage of vehicles to accommodate commuter traffic into or out from the community, including accessory structures such as passenger shelters. (*Chapel Hill, N.C.*)

A publicly owned, short-term, parking facility for commuters. (*Bedford County, Va.*)

Parking lots or structures located along public transit routes designed to encourage transfer from private automobile to mass transit or to encourage carpooling for purposes of commuting, or for access to recreation areas. (*North Liberty, Iowa*)

A facility for storage of vehicles for rent or for transient parking of vehicles for driver or passenger transfer to another vehicle or mode of transportation. (*Chelsea, Mass.*)



park-and-ride facility

A parking facility near a transit station or stop for the purpose of parking motor vehicles by transit riders. (*Beaverton, Ore.*)

The temporary storage of automobiles on a daily basis for persons traveling together to and from work either through carpools, vanpools, buspools, or mass transit. (*Nashville and Davidson County, Tenn.*)

■ **park, community** A publicly owned park as defined in the [local plan]. Such parks are generally a minimum size of 30 acres, have a service area of one mile, and are designed to serve a population of approximately 6,000. Such parks usually include restrooms and lighted outdoor recreation facilities such as softball, baseball, soccer, and football fields and tennis and basketball courts, and other facilities such as swimming pools, recreation centers, on-site parking, group picnic areas, and sculpture parks. (*Loveland, Colo.*)

[A] park [that] is easily accessible to a single or several neighborhoods, depending on local needs and population distribution at the time the park is developed. When possible, the park may be developed adjacent to a high or middle school. A community park provides recreational opportunities for the entire family and contains areas suited for intense recreational purposes such as a recreation center building, athletic

fields, swimming, tennis, and walking/jogging. The park may also possess areas of natural quality for outdoor recreation such as viewing, sitting, and picnicking. (*Concord, N.C.*)

■ **park, district** [A] park [that] provides more diverse recreational opportunities than a regional park, only on a much smaller scale. A district park emphasizes passive recreational opportunities similar to a regional park, yet also includes limited active recreational facilities. A district park is easily accessible by the population it serves and is within a 20-mile service radius. The park contains a minimum of five acres per 1,000 population. A district park is typically at least 200 acres in size. (*Concord, N.C.*)

■ **park, hybrid** An open space used for storm drainage, water retention, and unstructured recreation. Its landscape consists of naturalistically disposed native trees, grassy areas, and other vegetation that can absorb all the nutrients from stormwater. Any park, greenbelt, green, or close, may be utilized as a hybrid park. (*Monroe County, Fla.*)

■ **park, linear** An area developed for one or more varying modes of recreational travel such as hiking, biking, horseback riding, and canoeing. Oftentimes a linear park will be developed to connect recreational facilities, as

well as schools and residential neighborhoods. The acreage and service area of a linear park is variable and subject to existing natural and man-made features, the existence of public right-of-way, and the public demand for this type of park. In some cases, a linear park is developed within a large land area designated for protection and management of the natural environment, with the recreation use a secondary objective. (*Concord, N.C.*)

■ **park, minipark** Small neighborhood park of approximately one acre or less. (*California Planning Roundtable*)

■ **park, neighborhood** City- or county-owned land intended to serve the recreation needs of people living or working within a one-half-mile radius of the park. (*California Planning Roundtable*)

A publicly owned park as defined in the [local plan]. Such parks are generally a minimum size of eight acres, have a service area of one-half of a mile, and are designed to serve a population of approximately 3,000. Such parks usually do not include restrooms or lighted recreation facilities, and provide outdoor facilities such as informal softball, soccer, and football fields, basketball and tennis courts, picnic tables, and free play areas on turf. (*Loveland, Colo.*)

A public park located in the central area of each neighborhood. . . . Neighborhood park size ranges from two to five acres. (*Deschutes County, Ore.*)

A public recreation facility ranging in size from 15 to 25 acres and which is improved with a combination of active recreation areas for family use such as field game areas (such as ball fields), court game areas (such as tennis and basketball courts), crafts, playground apparatus, and passive recreation areas such as picnicking. The neighborhood park is designed to serve a population of up to 5,000, but in many instances even more are served. The park requires two and one-half acres per 1,000 population served and is typically at about 15–25 acres. The neighborhood park is typically characterized by recreational activities for each member of the family, such as field games, court games, crafts, playground apparatus, picnicking

and space for quiet/passive activities. The service radius for a neighborhood park is one-half to one mile and is easily accessible to the neighborhood population through safe walking and biking access. Parking may or may not be required. Where feasible the activity areas are equally divided between quiet/passive activities and active play. This type of park may be developed as a school/park or community center facility. (*Concord, N.C.*)

A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways. (*Temple Terrace, Fla.*)

A park or open space of less than 15 acres owned either privately by an owners association or publicly by the city and whose function is to serve local residents. Neighborhood parks may include passive recreation areas and such active areas as jogging and bike paths, playgrounds and small athletic facilities. Neighborhood parks do not include intensive recreation facilities such as swimming pools, community centers, concession stands, or lighted athletic facilities. (*Lancaster, Ohio*)

■ **park, passive use** (See also *open space, passive; recreation, passive*) A park featuring passive recreation pursuits, such as interpretive programs and trail systems that take advantage of geological, biological, or scenic resources located within the park but not including recreational facilities, such as swimming pools, gyms, and playing fields. (*Island County, Wash.*)

■ **park, private** A tract of land presently owned or controlled and used by private or semi-public persons, entities, groups, etc. for active and/or passive recreational purposes. (*Plymouth, Minn.*)

■ **park, public** (See also *open space, public*) A natural or landscaped area, buildings, or structures, provided by a unit of government, to meet the active or passive recreational needs of people. (*Burien, Wash.*)

A land use designed principally to offer recreation, passive or active, to the public. (*Glen Ellyn, Ill.*)

■ **park, regional** A park typically 150 to 500 acres in size focusing on activities

and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity. (*California Planning Roundtable*)

A publicly owned park as defined in the [local plan]. Such parks are intended to provide some leisure value beyond the neighborhood or community park, often contain land having special environmental qualities, are usually 200 acres or more in size, and are designed to serve a population of approximately 20,000. (*Loveland, Colo.*)

A park ranging in size from 10 to 25 acres with recreational facilities to serve the . . . region. (*Deschutes County, Ore.*)

A regional park is a park within a 50-mile service radius, which serves several communities or a multicounty region. Approximately 10 acres per 1,000 population served and generally 1,000 acres is required for developing a regional park. A regional park is an area of natural ornamental quality that provides diverse and unique natural resources for nature-oriented outdoor recreation including nature viewing and study, wildlife habitat conservation, hiking, camping, canoeing, and fishing. Generally 80 percent of the land is reserved for conservation and natural resource management, with less than 20 percent developed for recreation. The recreation areas consist of play areas and open fields/meadows for informal use. (*Concord, N.C.*)

A park which is designated to serve two or more communities. (*Temple Terrace, Fla.*)

■ **parking aisle** An area within a parking facility intended to provide ingress and egress to parking spaces. (*Orlando, Fla.*)

The clear space for either one- or two-way traffic movement and maneuvering between rows of parking stalls. (*Pittsburgh, Pa.*)

The area immediately adjacent to the car parking stalls which permits maneuvering of the cars entering and leaving a parking stall, and which connects the parking stalls to the driveway. (*Temple Terrace, Fla.*)

That portion of the off-street parking area used exclusively for the maneuvering and circulation of motor vehicles and in which parking is prohibited. (*Burien, Wash.*)

A vehicular traffic way or lane within an off-street parking area, used as a means of ingress/egress from parking spaces. (*Wood River, Ill.*)

The driving portion of the parking area. The aisle provides access to each space. (*Sandy, Ore.*)

■ **parking area** Any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets. (*Bondurant, Iowa*)

■ **parking area, community** A parking area used exclusively by the residents of the neighborhood or customers or persons engaged in the conduct of establishments in the immediate vicinity of its location, or by those for whom such establishments are conducted. (*Pittsburgh, Pa.*)

■ **parking area, employee** The portion of total required parking at a development used by on-site employees. Unless specified in the city's zoning/building code, employee parking shall be calculated as follows: Commercial: 30 percent [devoted to employees]; Office/professional: 85 percent; Industrial/manufacturing: 90 percent. (*Hermosa Beach, Calif.*)

■ **parking area, off-street** A site or a portion of a site, devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas, and providing vehicular access to a public street. (*Santa Rosa, Calif.*)

A land surface or facility providing vehicular parking spaces off of a street together with drives and maneuvering lanes so as to provide access for entrance and exit for the parking of motor vehicles. (*Traverse City, Mich.*)

A permanently surfaced area for vehicle parking either within a structure or in the open and connected to a public street, alley, or other public way by a permanently surfaced driveway or access drive. (*Santa Rosa, Calif.*)

An area accessible to vehicles, improved, maintained, and used for the sole purpose of parking a motor vehicle. (*Burien, Wash.*)

An all-weather surfaced area not in a street or alley and having an area of not less than 200 square feet permanently reserved for the temporary storage of one vehicle and connected with a street or alley by a paved driveway which affords ingress and egress for an automobile without requiring another automobile to be moved. (*Rock Hall, Md.*)

A hard-surfaced area other than a street or alley accessible from an approved driveway approach and upon which vehicles may be parked. (*Glen Ellyn, Ill.*)

Parking provided on a site other than the one on which the principal use is located. (*Clarkdale, Ariz.*)

■ **parking area, surface** A parking area for motor vehicles where there is no gross building area below the parking area and no gross building area or roof above it. Area occupied by small, permanent buildings, such as booths used by parking attendants, is not parking area. Temporary vending carts are not gross building area. (*Portland, Ore.*)

■ **parking, automobile** Parking of operational and street legal motor vehicles on a temporary basis within an off-street parking area. (*Lake Elsinore, Calif.*)

■ **parking bay** The clear space containing one or two rows of parking stalls and a parking aisle. (*Pittsburgh, Pa.*)

Rows of parking separated by an aisle. A parking bay may be single-loaded (parking on one side only) or double-loaded (on both sides). (*Sandy, Ore.*)

■ **parking, excess** Required off-street parking which has been demonstrated as

being unused by an existing land use. (*Beaverton, Ore.*)

■ **parking, long-term** Parking which has limited turnover during a normal working weekday. Long-term parking includes employee-type parking or residential-type parking. (*Loveland, Colo.*)

■ **parking lot** An off-street, surfaced, ground level open area, for the temporary storage of five or more motor vehicles. (*Fayetteville, Ark.*)

An authorized area not within a building where motor vehicles are stored for the purpose of temporary, daily, or overnight off-street parking. (*Richfield, Minn.*)

An open, hard-surfaced area, other than street or public way, to be used for the storage, for limited periods of time, of operable passenger automobiles and commercial vehicles, and available to the public, whether for compensation, free, or as an accommodation to clients or customers. (*Belmont, Calif.*)

An area provided for self-parking by employees, visitors, and/or patrons of any office of state or local government, any public accommodations, commercial or industrial establishments, or any other business open to the general public. Also includes the area provided for self-parking by residents, visitors or employees of an apartment building available to the general public. (*Las Cruces, N.Mex.*)

An off-street, ground level area improved for the temporary storage of motor vehicles. (*Clarkdale, Ariz.*)



parking lot

An open area, other than a street, used for the parking of vehicles. (*North Liberty, Iowa*)

An open vehicle parking area containing more than four parking spaces. (*Glen Ellyn, Ill.*)

An off-street facility including paved parking spaces and drives and aisles for maneuvering, and providing access and for entrance and exit, developed in a way to accommodate the parking of automobiles. (*Hot Springs, Ark.*)

■ **parking lot, circulation area** All of the area within a parking lot exclusive of driveways or off-street parking or loading spaces, which is provided for vehicular maneuvering, pedestrian movement, or other accessory or incidental purposes. (*Columbus, Ohio*)

■ **parking lot, commercial** A parcel of land or portion thereof used for the parking or storage of motor vehicles as a commercial enterprise for which any fee is charged independently of any other use of the premises. (*Newport, R.I.*)

A tract of land which is used for the storage of motor vehicles, which is not accessory to any other use on the same or any other lot, and which contains parking space rented to the general public or reserved for individuals by the hour, day, week, or month. (*Traverse City, Mich.*)

■ **parking lot, fringe** Parking located on the immediate periphery of the central business district and is usually associated with a shuttle service. (*Portland, Ore.*)

■ **parking lot, private** A parking area for the exclusive use of the owners, tenants, lessees, or occupants of the lot on which the parking area is located or their customers, employees, or whomever else they permit to use the parking area. (*Hot Springs, Ark.; Traverse City, Mich.*)

An open area for the same use as a private garage. (*Santa Rosa, Calif.*)

■ **parking lot, public** A paved parking area available to the public, with or without payment of a fee. (*Hot Springs, Ark.; Traverse City, Mich.*)

An open area, excluding a street or other public way, used for the parking of auto-

mobiles and available to the public, whether for free or for compensation. (*California Planning Roundtable*)

An open space, other than a street or way, used for the parking of only automobiles. (*Pittsburgh, Pa.*)

■ **parking management** (See also *transportation demand management (TDM)*)

An evolving transportation demand management (TDM) technique designed to obtain maximum use from a limited number of parking spaces. Can involve pricing and preferential treatment for high-occupancy vehicles, nonpeak period users, and short-term users. (*California Planning Roundtable*)

■ **parking management plan** A plan developed by a government agency, the principal aim of which is to reduce the total number of vehicle miles traveled within a region. (*San Juan Capistrano, Calif.*)

■ **parking meter** Any mechanical device or meter installed on public streets for the purpose of regulating the parking on such streets, and operated by the insertion of U.S. coins therein. (*Rochester, Minn.*)



parking meter

■ **parking meter space** The space adjacent to a parking meter designated for the parking of a single vehicle by lines painted or otherwise marked on the curbing or on the surface of the roadway. (*Rochester, Minn.*)

■ **parking, off-street** (See *parking space, off-street*)

■ **parking, on-street** The storage space for an automobile that is located within the street right-of-way. (*Hilton Head, S.C.*)

■ **parking pad** A platform for vehicle parking, constructed on a residential parcel which slopes downward from a street. (*Truckee, Calif.*)

An off-street parking area adjacent to a driveway which provides parking for a single motor vehicle. (*Normal, Ill.*)

■ **parking, preferential** Parking spaces designated or assigned, through use of a sign or painted space markings, for carpool and vanpool vehicles carrying commute passengers on a regular basis that are provided in a location more convenient to a place of employment than parking spaces provided for single-occupant vehicles. (*Hermosa Beach, Calif.*)

■ **parking ramp** A structure designed and used for the storage of motor vehicles at, below, or above grade or a combination thereof. (*Robbinsdale, Minn.*)

■ **parking ratio** The number of parking spaces provided per 1,000 square feet of floor area. (*California Planning Roundtable*)

■ **parking, remote** Off-street parking and loading spaces that are not located on the same lot as the principal use. (*Ormond Beach, Fla.*)

A parking lot on a site other than the property that it serves, usually at a substantial distance, and often connected by a shuttle bus. (*Palo Alto, Calif.*)

■ **parking, self-park** Parking of vehicles other than valet parking. (*Pittsburgh, Pa.*)

■ **parking, shared** A public or private parking area used jointly by two or more uses. (*California Planning Roundtable*)

Joint use of a parking area by more than one use. (*Clarkdale, Ariz.*)

Required parking that is provided both on-site and in a municipal parking lot or a private lot constructed and located in accordance with the requirements of the city, where the same parking spaces are assigned to more than one use at one time. (*Loveland, Colo.*)

The approved use of the same off-street parking spaces for two or more distinguishable uses where peak parking demand of the different uses occurs at different times of the day, or, where various uses are visited without moving the automobile; and, where the division of parking spaces is a net decrease from the combined total of each use's individual off-street parking requirements if required separately. (*Palm Beach County, Florida*)

Joint use of a parking lot or area for more than one use. (*Hudson, Ohio*)

The development and use of parking areas on two or more separate properties for joint use by the businesses or residents on those properties. (*Park City, Utah*)

The provision that two or more uses which are within close proximity may share parking facilities to fulfill their individual parking requirements because their prime operational hours do not overlap. (*Issaquah, Wash.*)

■ **parking, short-term** Customer parking which has regular turnover. Parking which is intended to serve a retail business and provide access to commercial activity is short-term parking. (*Loveland, Colo.*)

■ **parking space** An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards. (*Southington, Conn.*)

Usable space within a public or private parking area, or a building of sufficient size and area, exclusive of access drives, aisles or ramps, for the storage of one properly spaced passenger automobile or commercial vehicle. (*Belmont, Calif.*)

An area for the purpose of parking one automobile, having a minimum width of 10 feet and a minimum length of 22 feet, surfaced with concrete or asphalt, with access to a public street or alley. (*Sheridan, Wyo.*)

■ **parking space, angled** Any parking space that is not parallel to the curb or driving aisle. (*Sandy, Ore.*)

■ **parking space, compact** A space in a garage or parking area, not less than 7.75 feet wide clear dimension and 16 feet long clear dimension, reserved for the parking of only one compact automobile. (*Pittsburgh, Pa.*)

A parking space not less than seven and one-half feet wide and 16 feet in length. Compact parking spaces must be provided at a rate of 25 percent of the total required off-street parking. (*Robbinsdale, Minn.*)

■ **parking space, covered** (See also **carport**) A building or portion of a building, open or enclosed by walls or doors on not more than two sides, that is designed or used to shelter a parking space. (*Newport Beach, Calif.*)

■ **parking space, enclosed** A building or portion of a building, completely enclosed by walls or doors on three or more sides, that is designed or used to shelter a parking space. (*Newport Beach, Calif.*)

■ **parking space, handicap** A space in a garage or parking area not less than 13 feet wide and 19 feet long clear dimension, reserved exclusively for an automobile registered with the [state] with handicapped license plates or displaying an official city- or [state]-issued handicapped placard. (*Pittsburgh, Pa.*)

Any public parking space posted and maintained with a permanent sign bearing the internationally accepted wheelchair symbol or the caption "parking by disabled permit only," or both such symbol and caption. (*Temple Terrace, Fla.*)

■ **parking space, high-occupancy vehicle (HOV)** (See also **high-occupancy vehicle (HOV)**) A space intended for the parking of vehicles with three or more occupants sharing a vehicle four or more days per week on the average and priced and managed to achieve the use. (*Pittsburgh, Pa.*)

■ **parking space, long-term** A space intended for the primary use of vehicles parked for a duration of four hours or more and neither priced nor managed to

encourage turnover of vehicles. (*Pittsburgh, Pa.*)

Vehicle spaces designated for residents, employees, or customers for a parking duration of at least four hours at a time. (*Beaverton, Ore.*)

■ **parking space, off-street** (See also **loading, off-street**) A space which is intended for off-street vehicular parking. (*North Liberty, Iowa*)

A space of 180 square feet of appropriate dimensions for the parking of an automobile, exclusive of access drives and aisles thereto. (*Beverly Hills, Calif.*)

Space occupied by automobiles on premises other than streets. (*Ellington, Conn.*)

A space adequate for parking a motor vehicle with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. (*Londonderry, N.H.*)

■ **parking space, short-term** A space intended for the primary use of vehicles parked for less than four hours duration and priced and managed to encourage turnover of vehicles. (*Pittsburgh, Pa.*)

Vehicle spaces designated for use of less than four hours of time. (*Beaverton, Ore.*)

■ **parking, stacked** (See also **stacking lane**) The parking of cars in a parallel line, one in back of the other. (*Steamboat Springs, Colo.*)

■ **parking structure** A structure or portion thereof composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade with those levels being either open or enclosed. (*Richfield, Minn.*)

A structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages, deck parking, and underground or under-building parking areas. (*Beaufort County, S.C.*)

A structure of two or more stories, whether privately or publicly owned,



parking structure

used for parking more than four automobiles. (*Tumwater, Wash.*)

A covered structure or portion of a covered structure that provides parking areas for motor vehicles. Parking on top of a structure—where there is gross building area below the parking, but nothing above it—is structured parking. The structure can be the primary structure for a commercial parking facility or be accessory to multidwelling residential, commercial, employment, industrial, institutional, or other structures. A structure that is accessory to a single-dwelling residential structure (including houses, attached houses, duplexes, mobile homes, or houseboats) is a garage and is not included as structured parking. (*Portland, Ore.*)

A covered structure or portion of a covered structure that provides two or more

levels of parking for motor vehicles. (*Beaverton, Ore.*)

An attached or detached building which is used for the parking or storing of motor and other vehicles, open to public use without charge or for a fee, and shall without limiting the foregoing include all real and personal property, driveways, roads, approaches, structures, garages, meters, mechanical equipment, and all appurtenances and facilities either on, above, or under the ground which are used or usable in connection with such parking or storing of such vehicles. (*Concord, N.C.*)

■ **parking structure, accessory use** Parking spaces and adjacent access drives, aisles, and ramps that are located in a structure with two or more levels, where the parking structure is not the principal use of the premises. This term does not include private one-story ga-

rages for single-, two-, or multifamily dwellings but does include parking spaces that are integrated into a larger structure that houses the principal use of the premises. (*Milwaukee, Wisc.*)

A facility, partially or fully above ground, accessory to another facility or a primary use, at which a fee may be charged for the temporary storage of passenger vehicles. (*Concord, N.C.*)

■ **parking structure, principal use** Parking spaces and adjacent access drives, aisles, and ramps that are located in a structure with two or more levels, where the parking structure is the principal use of the premises. This term includes commercial parking operations as well as private parking structures. This term does not include private one-story garages for single-, two-, or multifamily dwellings. (*Milwaukee, Wisc.*)

■ **parking, tandem** The placement of parking spaces one behind the other, so that the space nearest the driveway or street access serves as the only means of access to the other space. (*Moorpark, Calif.*)

A parking space within a group of two or more parking spaces arranged one behind the other. (*Newport Beach, Calif.*)

An arrangement of parking spaces such that one or more spaces must be driven across in order to access another space or spaces. . . . (*Oakland, Calif.*)

■ **parking, underground** Below-grade parking facilities which typically include ventilation systems where motor vehicles are parked, stored, or allowed to remain, and where the owner or person storing or parking the vehicle may be charged a fee. (*American Planning Association*)

■ **parking, valet** Parking of vehicles by an attendant provided by the establishment for which the parking is provided. (*Pittsburgh, Pa.*)

■ **parking well** A paved parking area where each parking space has direct access to a public or private street. (*St. Charles, Mo.*)

■ **parking wheel stop** A physical obstruction used to prevent a car from moving beyond a predetermined point, usually installed on the pavement. (*Sandy, Ore.*)



underground parking

■ **parkway** (See also *planting strip*; *street*, *parkway*) The area, excluding the sidewalk, if any, between the property line and the curb or, in the absence of a curb, between the property line and the nearest edge of the street paving. (*El Paso, Tex.*)

A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as "planter strip." (*California Planning Roundtable*)



parkway

A portion of a street or highway right-of-way between the back of the curb and the right-of-way line and which is not intended to be used as part of the roadway. (*Lake Elsinore, Calif.*)

That portion of a street, highway, or alley right-of-way adjacent to but outside of and separate from the roadway proper. "Parkway area" shall not include median strips and shall not be designed or used for the movement of motor vehicles. (*San Juan Capistrano, Calif.*)

The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, including fences or walls, which is used for landscaping purposes. (*Rancho Mirage, Calif.*)

■ **parsonage** The permanent place of residence of the pastor or minister of a church. (*Valdez, Alaska*)

■ **particulate matter** Material, other than water, that is suspended in or dis-

charged into the atmosphere in a finely divided form as a liquid or solid. (*Gurnee, Ill.*)

■ **party wall** (See also *common elements*) A wall common to but dividing contiguous buildings; such a wall contains no openings and extends from its footing below the finished ground grade to the height of the exterior surface of the roof. (*North Kansas City, Mo.*)

■ **pasture** (See also *grazing area*) A fenced grazing area. . . . (*Jacksonville, Fla.*)

A fenced enclosure or confined area used for the grazing of livestock or small animals which contains sufficient vegetation to serve as the principal food source for the livestock confined therein. (*Richland, Wash.*)

An area seasonally used for grazing animals. (*Woodside, Calif.*)

Open, uncultivated land consisting of perennial grasses, free of environmental constraints, which is specifically used for grazing livestock or horses. (*Willistown Township, Pa.*)

■ **path** (See *pedestrian walkway*; *trail*)

■ **path, multi-use** (See also *bike path*; *trail*) A path physically separated from motor vehicle traffic by an open space or barrier and either within a highway right-of-way or within an independent right-of-way. A multi-use path is used by bicyclists, pedestrians, joggers, skaters, and other nonmotorized travelers. (*Deschutes County, Ore.*)

A pathway, which may be paved or unpaved, and is physically separated from motorized vehicular traffic by an open space or barrier and is either within the highway right-of-way or within an independent tract, or easement. Multi-use path activities may include walking, hiking, jogging, horseback riding, bicycling, and roller skating. (*Concord, N.C.*)

An off-street path that can be used by several transportation modes, including bicycles, pedestrians, and other nonmotorized modes. Multi-use paths accommodate two-way travel. (*Beaverton, Ore.*)

■ **patio** A level surfaced area directly

adjacent to a principal building which has an average elevation of not more than 30 inches, and without walls or a roof. A patio may be constructed of any materials. (*Bedford County, Va.*)

A level, surfaced area directly adjacent to a principal building at or within three feet of the finished grade, without a permanent roof intended for outdoor lounging, dining, and the like. (*Plymouth, Minn.*)

An attached roofed structure, open on one or more sides, whose principal use shall be for indoor-outdoor living and recreation. (*National City, Calif.*)

A horizontal flat surface not higher than the adjoining area and not having any roof or walls. (*Robbinsdale, Minn.*)

An uncovered floor, usually made of concrete, brick, or other masonry material, which is not elevated above the surface of the ground in any manner. (*Limington, Maine*)

■ **patio cover** A solid or open roof structure not exceeding 12 feet in height and covering a patio, platform, or deck area. Patio covers may be detached or attached to another structure. Patio covers may be enclosed and used for recreational and outdoor living purposes, but do not include structures used as carports, garages, storage rooms, or habitable rooms. (*Newport Beach, Calif.*)

■ **patio house** (See also *dwelling definitions*) A detached, single-family unit typically situated on a reduced-size lot that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space. (*California Planning Roundtable*)

A single-family dwelling on a separate lot with open space setbacks on three sides and with a court. Patio homes may be attached to similar houses on adjacent lots and still meet this definition. (*Lake Elsinore, Calif.*)

A single-family residence constructed lot-line-to-lot-line and oriented about a central court. (*Stevens Point, Wisc.*)

■ **pave** The act or result of applying . . . cement concrete or asphaltic concrete to any ground surface in such manner as to

present a uniform surface over a large area. (*Maryland Heights, Mo.*)

■ **paved** Ground covered with stone, brick, concrete, asphalt, gravel, iron ore or other substantial matter making a firm, smooth, and level surface. (*Hedwig Village, Tex.*)

Permanently and completely covered with concrete, a bituminous surface, brick, or other surface approved by the planning director. (*Traverse City, Mich.*)

Ground surface covered with cobblestones, clay-fired bricks, concrete precast paver units (including, but not limited to, grasscrete), poured concrete with or without decorative surface materials, blacktop, or other asphaltic or rubber mixture which may include sand or gravel as an ingredient and which creates a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered a paved surface. (*St. Charles, Mo.*)

■ **pavement** The paved portion of a street, including paved shoulders and on-street parking areas, but not including sidewalks and driveways. (*Concord, N.C.*)

A uniform, hard, and durable material composed of cementitious concrete or asphaltic concrete. (*Mishawaka, Ind.*)

■ **pavement, permeable** (See also *pervious surface*) A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. A permeable

pavement system utilizes either porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded coarse aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures, and water which allow for passage of runoff and air. (*Concord, N.C.*)

A system providing erosion control, softening hard surfaces, reducing storm water/snow-melt runoff, and/or providing green space. The system includes concrete, plastic, or other systems that may incorporate grass or other landscaped surfaces. (*Glenwood Springs, Colo.*)

■ **pavement width** Width of paved driving and parking surface, including gutters as measured from face of curb to face of curb, or from edge of pavement where there are no curbs. (*Renton, Wash.*)

■ **paver blocks** (See also *pervious surface*) Grid blocks designed for use as a driving or parking surface, installed with cavities for planting of grass to minimize impervious surface and substantially reduce runoff. (*Ephraim, Wisc.*)

■ **pawnshop** Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property. (*Clark County, Nev.*)

An establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property. (*Burien, Wash.*)

Any place of business which is regularly engaged in the business of making pawns, but does not include a financial institution. . . or any business that regularly loans money or any other thing of value on stocks, bonds, or other securities. (*Ormond Beach, Fla.*)

An establishment primarily engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the sale of such property. (*Wichita, Kan.*)

An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price. A pawnshop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking and transitional screening and barrier requirements. (*Fairfax County, Va.*)

■ **pay phone** (See *telephone, outdoor pay*)

■ **pay-day loan agency** (See also *check-cashing facility; currency exchange*) An establishment providing loans to individuals in exchange for personal checks as collateral. (*Milwaukee, Wisc.*)

■ **peddle** Selling, offering for sale, or soliciting orders for goods or services or distributing, disseminating, or gathering information by written or spoken word upon the streets, sidewalks, or alleys of the city, or by going from place to place whether by foot or by other means of transportation. (*Reno, Nev.*)

■ **peddler** (See also *vendor*) Any person engaging temporarily in the retail sale of goods, wares, or merchandise within the city, including any person who for the purpose of conducting such business, rents or leases any room, building, hotel, rooming house, structure, lot, or motor vehicle of any kind, regardless of whether such goods, wares, or merchandise are peddled from house to house, place to place, or sold from the room, building, hotel, rooming house, structure, lot, or motor vehicle. (*Charleston, Ill.*)

■ **pedestrian arcade** A surfaced walkway, separate from the traveled portion of the roadway, usually of crushed rock or asphalt, and following the existing ground surface. (*Renton, Wash.*)



permeable pavement

A public or private right-of-way across a block or within a block to provide access to be used by pedestrians. (*Grand Forks, N.Dak.*)

As a surrogate for a sidewalk in rural areas or rural centers where there is no curb, this is a hard-surfaced pedestrian facility adjacent to a public roadway but protected from vehicular traffic or set back behind a planting strip. (*Clackamas County, Ore.*)

A right-of-way for pedestrians, free from vehicular traffic and including access ramps, stairs, and mechanical lifts and routes through buildings which are available for public use. (*National City, Calif.*)

■ **pedestrian connection** A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for pedestrian use. Pedestrian connections include but are not limited to sidewalks, walkways, accessways, stairways, and pedestrian bridges. (*Beaverton, Ore.*)

(1) Any street sidewalk, or (2) any walkway that directly connects a building entrance(s) to the street sidewalk, and connects other origins and destinations for pedestrians, including but not limited to commercial establishments, schools, parks, dwellings, workplaces, and transit stops, without requiring pedestrians to walk across parking lots or driveways, around buildings, or follow parking lot outlines which are not aligned to a logical route. (*Loveland, Colo.*)

A pedestrian-only connector not more than five-feet wide that cuts between buildings. Passages provide shortcuts through long blocks, or connect rear parking areas with street frontages. (*Monroe County, Fla.*)

A clearly defined pedestrian walkway between the public sidewalk and a building entrance. (*Milwaukee, Wisc.*)

Public space within a lot that may be open or enclosed and which is designed and/or intended to be used by the public to pass from or through the lot to a public sidewalk, a public transit concourse, a transit station, other public space within the lot, the public space of another lot,

entrances to the building or entrances to the retail spaces on a lot, or other public space. (*Philadelphia, Pa.*)

■ **pedestrian district** A comprehensive plan designation or implementing land-use regulations, such as an overlay zone, that establish requirements to provide a safe and convenient pedestrian environment in an area planned for a mix of uses likely to support a relatively high level of pedestrian activity. Such areas include but are not limited to: (a) lands planned for a mix of commercial or institutional uses near lands planned for medium- to high-density residential use; or (b) areas with a concentration of employment and retail activity, and which have or could develop a network of streets and accessways which provide convenient pedestrian circulation. (*Beaverton, Ore.*)

■ **pedestrian-friendly** The density, layout, and infrastructure that encourages walking and biking within a subdivision or development, including short setbacks, front porches, sidewalks, and bikepaths. (*Wayne County, Ohio*)

■ **pedestrian mall** An area of street-like proportions given over entirely to pedestrian traffic. Such an area usually forms a line in the regular street plan of a city where the need for a vehicular right-of-way is not great and such traffic can be routed around the mall area. (*Ocean Shores, Wash.*)

An area or space of street or public square, or portions of same, given over entirely to pedestrian traffic, and having window display cases along building facades which face the pedestrian access route. (*Dewey Beach, Del.*)

■ **pedestrian-oriented development** Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally



pedestrian-oriented development

limited in size and they are not emphasized by the design of the site. (*Portland, Ore.*)

Development which is designed with a primary emphasis on the street sidewalk or connecting walkway access to the site and building, rather than on auto access and parking lots. In pedestrian-oriented developments, buildings are typically placed relatively close to the street and the main entrance is oriented to the street sidewalk or a walkway. Although parking areas and garages may be provided, they are not given primary emphasis in the design of the site. (*Loveland, Colo.*)

Development designed so a person can comfortably walk from one location to another, encourages strolling, window-shopping, and other pedestrian activities, provides a mix of commercial and civic uses (offices, a mix of different retail types, libraries and other government and social service outlets), and provides visually interesting and useful details such as: public clocks; benches; public art, such as murals and sculptures; shade structures, such as canopies and covered walkways; decorative water fountains; drinking fountains; textured pavement, such as bricks or cobblestones; shade trees; interesting light poles; trash bins; transit system maps; covered transit stops; and street-level retail with storefront windows. (*Austin, Tex.*)

■ **pedestrian-oriented space** An area located outside of the right-of-way, between a building and a street, or along a pedestrian path which promotes visual and pedestrian access onto the site and provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc. (1) To qualify as a pedestrian-oriented space, an area must have: (A) visual and pedestrian access (including handicapped access) into the site from the street; (B) paved walking surfaces of either concrete or approved unit paving; (C) on-site or building-mounted lighting providing at least four foot-candles at ground level with lighting level uniformity, average to minimum, shall be 2 : 1 or better; (D) at least two square feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. (2) A pedestrian-oriented space is encouraged to have: (A) landscaping that does not act as a visual barrier; (B) site furniture, artwork, or amenities such as fountains, kiosks, etc. (3) A pedestrian-oriented space shall not have: (A) asphalt or gravel pavement (note: crushed granite may be used to protect tree roots); (B) adjacent nonbuffered parking lots; (C) adjacent chain-link fences; (D) adjacent blank walls without blank wall treatment. (*Burien, Wash.*)

An area adjacent to a connecting walkway, developed to provide continuous safety, interest, and comfort for people walking or sitting; pedestrian frontage shall consist of building faces, site design features, or landscape areas on one or both sides, and not parking stalls on both sides. (*Loveland, Colo.*)

A small, semi-enclosed area adjoining a sidewalk or a transit stop which provides a place for pedestrians to sit or stand. [Such areas] are paved with concrete, pavers, bricks, or similar material and include seating, pedestrian-scale lighting, and similar pedestrian improvements. Low walls or planters and landscaping can be provided to create a semi-enclosed space and to buffer and separate the plaza from adjoining parking lots and vehicle maneuvering areas. Plazas connect directly to adjacent sidewalks, walkways, transit

stops, or buildings. A plaza 250 square feet or less is considered "small." (*Beaverton, Ore.*)

■ **pedestrian scale** The proportional relationship between the dimensions of a building or building element, street, outdoor space, or streetscape element and the average dimensions of the human body, taking into account the perceptions and walking speed of a typical pedestrian. (*Loveland, Colo.*)

Design and construction considerations based upon the scale of a human being which imbue occupants and users of the built environment with a sense of comfort and security. (*Traverse City, Mich.*)

Site and building design elements that are dimensionally smaller than those intended to accommodate automobile traffic flow and buffering. Examples include ornamental lighting no higher than 12 feet; bricks, pavers, or other paving modules with small dimensions; a variety of planting and landscaping materials; arcades or awnings that reduce the perception of the height of walls; and signage and signpost details designed for viewing from a short distance. (*Beaverton, Ore.*)

■ **pedestrian skyway** Any system of providing for pedestrian traffic circulation, mechanical or otherwise, elevated above ground, within or without the public rights-of-way, and through or above private property and buildings, and including overpasses, bridges, passage-

ways, walkways, concourses, hallways, corridors, arcades, courts, plazas, malls, elevators, escalators, heated canopies, and access, and all fixtures, furniture, signs, equipment, facilities, services, and appurtenances. . . . A pedestrian skyway system shall include stairways and escalators leading from or into the skyway system from private buildings and areas under stairs and escalators connecting the concourse corridors to public streets or other public property. (*Rochester, Minn.*)

A walkway in an elevated structure used exclusively for pedestrian traffic that passes over a right-of-way. This skyway shall not be used for any occupancy. (*Reno, Nev.*)

■ **pedestrian walkway** A public right-of-way through a block between lots for pedestrian traffic, which may also be used as a utility easement and which has a maximum width of 20 feet. (*Hawaii County, Hawaii*)

A public or private right-of-way across or within a block to be used by pedestrians. (*Menasha, Wisc.*)

A paved right-of-way for pedestrians that is separate and protected from the traveled portion of the roadway, and free from vehicular traffic. (*San Juan Capistrano, Calif.*)

A right-of-way or easement dedicated for public pedestrian access. (*Concord, N.C.*)

Any sidewalk or walkway that is intended and suitable for pedestrian use.



pedestrian walkway

Any paved public or private route intended for pedestrian use, including a bicycle/pedestrian path or esplanade, regardless of use by other transportation modes. (*Beaverton, Ore.*)

An off-street pedestrian path. (*Loveland, Colo.*)

■ **pedestrian walkway, through-block**

A walkway or corridor designed and intended to be used by the public that provides public access through a building's public space, which is bounded on both sides by active space or public space, and which connects two parallel streets. . . . (*Philadelphia, Pa.*)

mium, guaranteeing the performance of the terms and conditions of a development approval. (*New York Planning Federation*)

A contract bond that guarantees the contractor will perform the contract in accordance with its terms (*United States Small Business Administration*).

An agreement by a subdivider or developer with the City for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement. (*Pataskala, Ohio*)

limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use. (*California Planning Roundtable*)

A set of criteria or limits relating to nuisance elements that a particular use or process may not exceed. (*Iowa State University Extension Service*)

Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings. (*Delafield, Wisc.*)

Criterion established to control noise, odor, toxic or noxious matter, vibration, fire and explosive hazards, and glare or heat generated by or inherent in uses of land or buildings. (*Mora, Minn.*)

A minimum requirement or maximum allowable limit on the effects of a use. Such standards are placed on individual uses in addition to the general zoning requirements. (*Rock Hall, Md.*)

A criterion established in the interest of protecting the public health and safety for the control of noise, odor, smoke, noxious gases, and other objectionable or dangerous elements generated by and inherent in, or incidental to, certain uses and activities. (*Wayne County, Ind.*)

Regulations for the control of dangerous or objectionable elements. (*Wapakoneta, Ohio*)

■ **performance zoning** (See also *flexible zoning*) Zoning regulations that permit uses based on a particular set of standards rather than on particular type of use. (*Jefferson County, Colo.*)

Type of land-use control whose main purpose is the protection of important environmental features while encouraging the development of a diversity of housing types. Also, an amendment to the zoning ordinance adding performance standards based on permissible impacts rather than permissible uses. (*Washtenaw County, Mich.*)

Specifies standards of land-use intensity that are acceptable in each district. Performance zoning focuses on the performance of the parcel and how it impacts adjacent lands and public facilities, not on



through-block pedestrian walkway

■ **pen** (See *corral*)

■ **pennant** (See *sign, pennant*)

■ **penthouse** (See also *dwelling definitions*) An enclosed structure above the roof of a building, other than a roof structure or bulkhead, occupying more than one-third of the roof area. A penthouse, bulkhead, or any other similar projection above the roof shall not be used for purposes other than shelter of mechanical equipment or shelter of vertical shaft openings in the roof. (*Germantown, Tenn.*)

An enclosed roofed structure extending not more than 12 feet above the roof of a building and having an area not exceeding more than 25 percent of the area of the floor immediately below. A penthouse shall not be construed as a story. . . . (*Coral Gables, Fla.*)

■ **performance bond** A document issued by a surety, in return for a fee or pre-

A document obligating funds for the purpose of insuring the faithful performance of the construction of improvements. (*San Juan Capistrano, Calif.*)

■ **performance guarantee** (See also *maintenance guarantee*) Any security that may be accepted by a municipality as a guarantee that improvements required as part of an application for development are satisfactorily completed. (*Iowa State University Extension Service*)

A financial deposit to ensure that all improvements, facilities, or work required will be completed in conformance with the approved plan. (*Mankato, Minn.*)

■ **performance standard** Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria

the use of the land. This gives municipalities and developers more flexibility in designing projects, because the use of a property is not restricted as long as the impacts to the surrounding land are not negative (as defined in the specific regulation). (*Tompkins County, New York*)

A flexible zoning technique designed to evaluate development on a project-by-project basis. The process involves preparing a detailed analysis of existing conditions in the area and estimates the impacts of development on community facilities, the environment, local economic conditions, and on subsequent standards established by the community. Based on this evaluation, points are assigned to a proposed development for each standard previously set by the community. Based on the points received, the development is approved or disapproved. (*Montgomery County, Md.*)

■ **perimeter survey** (See also *metes and bounds*) A metes and bounds description of the perimeter of a lot, plot, or parcel of land; a description of the perimeter based upon section lines and distances, or other means of delineating the perimeter boundaries of a piece of land, prepared by a registered surveyor in accordance with standards established by the state. . . . [A] perimeter survey must also show all rights-of-way, easements, and man-made structures above or below the surface of the ground existing on the property. (*Temple Terrace, Fla.*)

■ **permanent** Designed, constructed, and intended for more than short-term use. (*Ramsay, Mich.*)

■ **permit** (See also *development permit*) A document issued by [county or city] and/or [department of building inspections] allowing a person to begin an activity provided for in this ordinance. (*Bedford County, Va.*)

A document issued by the proper authority authorizing the applicant to undertake certain activities. (*Cumberland, Md.*)

Authority granted by the town to use a specified site for a particular purpose, including conditional use permits and minor conditional use permits, development plans and minor development

plans, planned development permits, temporary use permits, variances and minor variances, and zoning clearances, as established by [the local code]. (*Truckee, Calif.*)

The document issued to an applicant which records all land use decisions which are made by the town on a land use application. Construction permits are excluded. (*Concrete, Wash.*)

■ **permit, conditional use** A permit issued by the city or city and county planning commissions stating that the conditional use complies with the conditions and standards set forth in this title and authorized by the planning commission. (*Sioux Falls, S.Dak.*)

The documented evidence of authority granted by the board of adjustment to locate a conditional use at a particular location. (*Ocean Shores, Wash.*)

A permit issued as a flexibility device to enable the city council to assign dimensions to a proposed use or conditions surrounding it after consideration of adjacent uses and their functions and the special problems which the proposed use presents. (*Maple Grove, Minn.*)

A permit which may be granted under the provisions of this title and which when granted authorizes a particular use to be made of a particular premises, subject to compliance with all the terms and conditions contained in the permit. (*Santa Rosa, Calif.*)

A permit issued by the authorized board stating that the conditional use meets all conditions set forth in local ordinances. (*Altoona, Iowa; Bondurant, Iowa*)

■ **permit, special use** A permit issued by the proper governmental authority that must be acquired before a special exception use can be constructed. (*Iowa State University Extension Service*)

A permit issued by the board of adjustment (with the exception of planned unit developments, telecommunication towers, and planned neighborhood developments) that authorizes the recipient to make use of property in accordance with the requirements of this ordinance as well as any additional requirements imposed

by the board of adjustment. (*Indian Trail, N.C.*)

A specific approval for a use that has been determined to be more intense or to have a potentially greater impact than a permitted or conditional use within the same zoning district. (*Las Vegas, Nev.*)

■ **permit, special use, temporary** A variance of a type that is, for a special purpose, granted to a purchaser of property that is the subject of an existing special use permit, for a limited period of time and under the same conditions and restrictions set out in the original special use permit. (*Homestead, Fla.*)

■ **permitted use** (See also *by right*) The only uses permitted within a zoning district are those that are listed as principal permitted uses, accessory uses, and conditional uses for that district. Principal permitted uses are allowed without a use permit; accessory uses are allowed without a use permit, but must be incidental and customarily appurtenant to a principal permitted use existing on the same parcel and as provided in the regulations for each district; conditional uses may be commenced only after a conditional use permit has been obtained for such uses, and the use must be carried on in compliance with all terms and conditions of the conditional use permit. (*Santa Rosa, Calif.*)

Any use which is or may be lawfully established in a particular district(s), provided it conforms with all the requirements applicable to that district(s). (*Wood River, Ill.*)

Any use authorized or permitted alone or in conjunction with another use in a specific district and subject to the limitations of the regulations of such use district. (*Concrete, Wash.*)

■ **permittee** The person who is proposing to use or who is using the land pursuant to any permit required herein. (*Beaverton, Ore.*)

■ **person** Any individual, partnership, corporation, joint stock association, or any city or state or any subdivision thereof; and includes any trustee, receiver, assignee, or personal representative thereof. (*Peoria, Ill.*)

An individual, partnership, organization, association, trust, or corporation. When used in a penalty provision, "person" shall include the members of such partnership, the trustees of such trust, and the officers and members of such organization, association, or corporation. (*Cumberland, Md.*)

A corporation, company, association, firm, partnership, as well as any individual, state, or political subdivision of a state or agency thereof. (*Clarkdale, Ariz.*)

A natural person, heirs, executors, administrators, or assigns, and also includes a firm, partnership, or corporation, its or their successors or assigns, or the agent of any of the aforesaid. (*North Liberty, Iowa*)

Any natural person or an entity created by law including but not limited to a corporation (profit or nonprofit), partnership, or association. (*Hedwig Village, Tex.*)

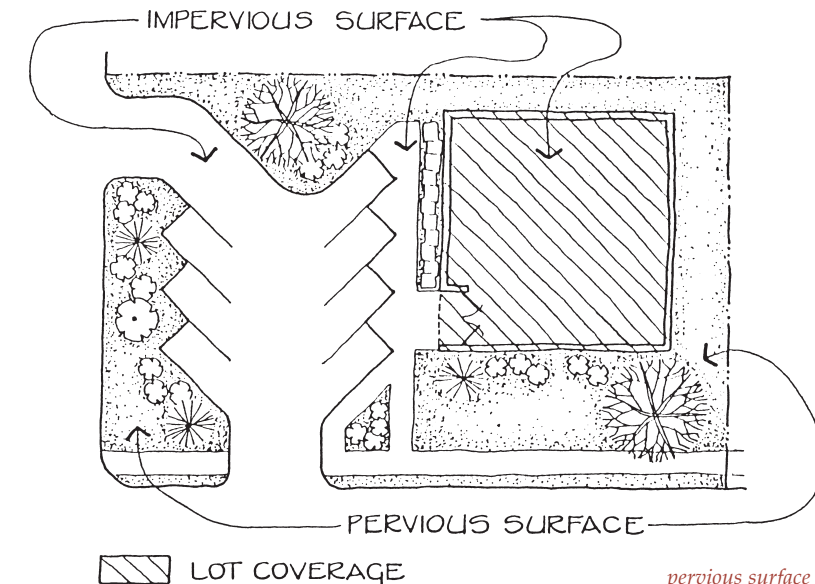
An individual, firm, partnership, corporation, company, association, syndicate, or any legal entity, whether he, she, or it is acting for himself, herself, or itself or as the servant, employee, agent, or representative of another. (*Beaverton, Ore.*)

■ **person of record** A person who makes an appearance before the decision-making authority in a proceeding through the submission of either written or verbal testimony. (*Beaverton, Ore.*)

■ **personal care** Assistance with meals, dressing, movement, bathing, or other personal needs or maintenance, or general supervision of the physical and mental well-being of a person who is incapable of maintaining a private, independent residence, or who is incapable of managing his person, whether or not a guardian has been appointed for such person. (*Lancaster, Ohio*)

■ **personal property** Any money, goods, movable chattels, things in action, evidence of debt, all objects, and rights that are capable of ownership, and every other species of property except real property. (*Champaign, Ill.*)

■ **personal services establishment** Establishments providing nonmedically related services, including beauty and barber shops; clothing rental; dry cleaning pick-up stores; laundromats (self-ser-



vice laundries); psychic readers; shoe repair shops; tanning salons. These uses may also include accessory retail sales of products related to the services provided. (*Truckee, Calif.*)

An establishment which offers specialized goods and services purchased frequently by the consumer. Included are barbershops, beauty shops, massage facilities, chiropractic clinics, garment repair, laundry cleaning, pressing, dyeing, tailoring, shoe repair, and other similar establishments. (*Hawaii County, Hawaii*)

Enterprises serving individual necessities, such as barber shops, beauty salons and spas, clothing rental, coin-operated laundromats, funeral homes, marriage bureaus, massage services by masseurs/masseuses, personal laundry and dry cleaning establishments, photographic studios, tattoo parlors, and travel agencies. (*Moorpark, Calif.*)

A business which provides services but not goods such as hairdressers, shoe repair, and real estate. (*Limington, Maine*)

An establishment or place of business primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops, shoe repair shops, and tailor shops. (*Champaign, Ill.*)

Establishments primarily engaged in providing individual services generally related to personal needs, such as a tailor shop. (*Valdez, Alaska*)

■ **pervious surface** (See also **impervious surface**) A surface that presents an opportunity for precipitation to infiltrate into the ground. (*New Castle County, Del.*)

Any surface which allows a minimum of 90 percent precipitation from any source to infiltrate directly into the ground. (*Dewey Beach, Del.*)

Area maintained in its natural condition, or covered by a material that permits infiltration or percolation of water into the ground. (*Temple Terrace, Fla.*)

Any material that permits full or partial absorption of storm water into previously unimproved land. (*Huntington, Ind.*)

■ **pet** (See **animal, domestic**)

■ **pet shop** (See also **retail sales establishment, specialty**) A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds, and reptiles, excluding exotic animals and farm animals such as horses, goats, sheep, and poultry. (*Miami, Fla.*)

A retail shop primarily engaged in the business of selling animals and maintaining, keeping, or possessing any animal for which a permit may be issued by the city clerk under this article at any time during the calendar year or any part thereof. (*Stillwater, Okla.*)

Any business establishment or premises or part thereof maintained for the purpose of a pet animal dealership, but shall not

include the Humane Society, animal shelters, animal research facilities, zoos, veterinarians duly licensed under the law, breeders, and commercial breeding kennels. (*Truckee, Calif.*)

A person or establishment that acquires for the purposes of resale animals bred by others whether as owner, agent, or on consignment, and that sells, trades, or offers to sell or trade such animals to the general public at retail or wholesale. (*Concord, N.C.*)

■ **petitioner** An applicant. (*Concord, N.C.*)

■ **petroleum distribution facility** (See also *gas distribution pipeline; industry definitions*) A facility for the storage of fuels or other volatile products and for their distribution to retail sales facilities or other bulk purchasers, regardless of ownership. (*Deschutes County, Ore.*)

■ **petroleum distribution pipeline** Transportation facilities for the conveyance of: crude petroleum; refined petroleum products such as gasoline and fuel oils; natural gas; mixed, manufactured, or liquified petroleum gas; or the pipeline transmission of other commodities. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. (*Truckee, Calif.*)

■ **petroleum product storage** (See *tank farm*)

■ **petroleum refining** (See also *gas and oil operation; industry definitions*) Oil-related industrial activities involving the processing or manufacture of substances such as: asphalt and tar paving mixtures; asphalt and other saturated felts (including shingles); fuels; lubricating oils and greases; paving blocks made of asphalt, creosoted wood, and other compositions of asphalt and tar with other materials; and roofing cements and coatings. (*Moorpark, Calif.*)

■ **pharmacy** (See also *drug store*) A place where drugs and medicines are prepared and dispensed. (*Valdez, Alaska*)

Any place where prescription drugs are dispensed or compounded. (*Concord, N.C.*)

A business substantially devoted only to the sale of pharmaceutical items, supplies, and equipment such as prescription drugs. (*Montrose, Colo.*)



pharmacy

■ **philanthropic institution** (See *eleemosynary institution*)

■ **photography retail store** (See also *retail sales establishment, specialty*) A facility primarily engaged in the retail sale, lease, and service of photography equipment and supplies, including limited on-site processing or development. (*Prince William County, Va.*)

■ **picnic area, group** Two or more picnic tables reserved for use by 10 or more persons equipped with picnic tables, barbecue stands, and may be provided with a roofed shelter. (*California Planning Roundtable*)

■ **pier** (See also *dock; wharf*) A general term including docks and similar structures consisting of a fixed or floating platform extending from the shore over the water. (*Renton, Wash.*)

ilities for wet storage of water craft, no more than four of which may be more than 16 feet in length, that is used: (1) solely by the owner or occupant of the

Any fixed or floating structure for securing vessels, loading or unloading persons or property, or providing access to the water, including wharfs, docks, floats, or other landing facilities, and dry docks. (*Newport Beach, Calif.*)

A structure built out over the water and supported by pillars, piles or floats; used as a landing place, pleasure pavilion, etc. including tie-out piles. (*Kent County, Md.*)

A structure built out over the water and supported by pillars, piles, or floats; used as a landing place for watercraft, etc. including tie-out piles. (*Rock Hall, Md.*)

■ **pier, private** (See also *dock, private*) A structure, fixed or floating, generally referred to as a pier, dock, or wharf, including pilings, buoys, and similar fa-



pier

lot or parcel of real estate from which the facility extends; and (2) during visits by the guests, for temporary docking of water craft owned by and registered to guests visiting the owner or occupant of the lot or parcel of real estate from which the facility extends. (*Anne Arundel County, Md.*)

A boat-docking facility associated with a subdivision or similar residential area or with condominiums, apartments, or other multifamily dwelling units. Community pier does not include a private pier or a mooring. (*Anne Arundel County, Md.*)

■ **pier, recreational** (See also *water-enjoyment use*) A pier, dock, or wharf used by a residential community, including guests, for crabbing, fishing, sunning, swimming, and similar activities, but not for boating. (*Anne Arundel County, Md.*)

■ **pierhead line** A line established to define the bayward limit for piers and float-type structures. (*Newport Beach, Calif.*)

■ **piggery** (See also *farm, hog; feedlot*) Any parcel or premises where five or more weaned hogs are maintained. (*Hawaii County, Hawaii*)

■ **pilings** Vertical poles, concrete bars, or other materials forming the structural support of a water access structure. (*Southwest Florida Water Management District*)

Foundational structures placed into the earth to secure buildings and other structures. (*Concord, N.C.*)

■ **pit** (See also *borrow pit*) Any excavation, depression, or hole in the ground, natural or artificial, from which sand, gravel, rock, aggregate, clay, or similar materials are being or have been dug, mined, extracted, or quarried. (*San Juan Capistrano, Calif.*)

■ **place** An open, unoccupied space other than a street or alley, permanently reserved as a principal means of access to abutting property. (*Dewey Beach, Del.*)

■ **plan** (See also *area plan; comprehensive plan; concept plan; congestion management plan; functional plan; general plan; implementation plan; improvement plan;*

landscaping plan; land-use plan; master plan; neighborhood plan; specific plan; strategic plan; subdivision plan; transportation plan)

A document, adopted by an agency, that contains, in text, maps, and/or graphics, a method of proceeding, based on analysis and the application of foresight, to guide, direct, or constrain subsequent actions, in order to achieve goals. A plan may contain goals, policies, guidelines, and standards. (*Growing Smart Legislative Guidebook*)

■ **plan approval** The review and approval of plans for new structures and additions to existing structures, and certain uses in specified zoning districts in order to assure that the intent and purpose of this chapter are carried out. (*Hawaii County, Hawaii*)

■ **plan, city** (See also *comprehensive plan; general plan; master plan*) The official statement of policy by the city planning commission for a desirable physical pattern for future community development. (*Traverse City, Mich.*)

■ **planned commercial development** (See also *commercial district; planned unit development*) An area of minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained as a single entity containing one or more structures to accommodate commercial areas and other uses incidental to the predominant uses. (*Iowa State University Extension Service*)

A land area under unified control designed and planned to be developed in a single operation or by a series of prescheduled development phases according to an officially approved site development plan to accommodate more than one commercial use of a more intensive nature beyond that of the neighborhood convenience type and limited to those uses allowed in the general commercial district. (*Palm Beach County, Fla.*)

■ **planned community** (See also *new town*) A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a

single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association. (*California Planning Roundtable*)

A self-contained complex of residential, commercial, and industrial uses in the form of a planned development in conjunction with a master plan with an interrelated system for transportation, utilities, recreational areas, and other public facilities, all of which constitute a separate community which is at least 640 acres in size. (*Deschutes County, Ore.*)

■ **planned development** A contiguous land area of a minimum size, as specified by district regulation, to be planned and developed using a common master zoning plan, and containing one or more uses and appurtenant common areas. (*Prince William County, Va.*)

An area of land under single ownership containing any combination of two or more principal uses permitted by right or as a conditional use in the district in which the development is proposed, provided that conditional use approval must be obtained for any proposed use so listed in the regulations of the district in which the development is proposed. (*Cumberland, Md.*)

Land, under unified control, to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. May include principal and accessory structures and those uses substantially related to the character and purposes of the planned development. (*Garrett, Ind.*)

The development of an area of land at least 40 acres in size for a number of dwelling units, commercial, or industrial uses, according to a plan which does not necessarily correspond in lot size, bulk, or type of dwelling, density, lot coverage, or required open space to the standard regulations otherwise required by [local code], and usually featuring a clustering of residential units. (*Deschutes County, Ore.*)

A tract of land under single, corporation, partnership, or association ownership,

planned and developed as an integral unit in a single development operation or a definitely programmed series of development operations and according to an approved development plan. (*Concord, N.C.*)

■ **planned neighborhood commercial development** (See also **commercial district**) A land area under unified control designed and planned to be developed in a single operation or by a series of prescheduled development phases according to an officially approved site development plan to accommodate more than one commercial use of a neighborhood/convenience nature as allowed in the neighborhood commercial district. (*Palm Beach County, Fla.*)

■ **planned unit development (PUD)** A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development. (*California Planning Roundtable*)

An area of minimum contiguous size, as specified by ordinance, to be planned and developed as a single entity containing one or more residential clusters or planned unit residential developments and one or more public, quasi-public, commercial, or industrial areas in such ranges of ratios, and nonresidential uses to residential uses as shall be specified. (*Iowa State University Extension Service*)

A tract of land developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses and is processed under the planned unit development provisions of this ordinance. Also, a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations (such as side yards, setbacks, and height limitations) or land-use restrictions (such as prohibitions against mixing land uses within a development). The greater flexibility in locating buildings and in combining various land uses often makes it possible to achieve certain economics in construction, as well as the preservation of open space and the inclusion of many amenities. (*Gurnee, Ill.*)

An area for which a unitary development plan has been prepared indicating, but not being limited to, the following land uses: open space, on-site circulation for both pedestrians and vehicles, parking, setbacks, housing densities, building spacings, land coverage, landscaping, relationships, streets, building heights, accessory uses, and architectural treatment. A Planned Unit Development also includes "cluster developments," which are a development design technique that concentrates buildings in a specific area on a site to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive areas. (*Mankato, Minn.*)

A large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. (*Oakland, Calif.*)

An area of land zoned and improved as a development for which the otherwise applicable bulk use and other requirements may be modified in order to allow for more flexible planning in conformance with the development approval process and developed in accordance with the provisions of . . . this ordinance. (*Concord, N.C.*)

■ **planned unit development (PUD) plan** A general plan drawn to scale for development of property requested to be zoned PUD and which identifies at least the use of the property; the intensity of the uses expressed in number and type of dwelling unit; gross square feet in commercial, industrial, or other uses; general location and size of proposed buildings; public and private streets and roadways within and adjacent to the property; access points, parking areas, and the number of spaces; open space to be preserved and open space to be created; general vegetation; legal description; total acreage; graphic scale; and north point. (*Jordan, Minn.*)

A development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to

allow flexibility and creativity in site and building design and location, in accordance with general guidelines. (*North Liberty, Iowa*)

■ **planned unit development (PUD) plat** A drawing or map made to measurable scale upon which is presented a description and definition of the way in which the design requirements of the planned unit development are to be met and intended for recording [with the appropriate office]. (*Gurnee, Ill.*)

■ **planner** Under general supervision, performs journey-level professional duties in current or long-range planning and performs related work as required. (*Washoe County, Nev.*)

Commentary: This definition is, of course, actually a job description. This job description and those for Planner I, II, III, and IV are illustrative only and will need to be adapted to local circumstances.

■ **planner I** Performs routine professional work in the handling of a variety of assignments in the Planning and Development Department; does related work as required. Work is performed under the regular supervision of a senior planner. (*High Point, N.C.*)

Researches and analyzes technical data in the field of city planning and assists the public in applying planning and zoning regulations and information to construction and land-use problems; does related work as required. (*Phoenix, Ariz.*)

Under supervision, to perform the less complex professional planning duties involving data collection and analysis, public contract, report preparation, and related duties. (*Pittsburg, Calif.*)

Performs beginning-level professional studies pertaining to current planning problems in the city; does related work as required. (*Aurora, Ill.*)

■ **planner II** Performs responsible professional work in the handling of a variety of assignments in the Planning and Development Department; does related work as required. Work is performed under the general supervision of a senior planner. Supervision may be ex-

exercised over subordinate professional, technical, and clerical personnel. (*High Point, N.C.*)

Provides advance analysis of technical data and major project work in the field of city planning; does related work as required. (*Phoenix, Ariz.*)

This is intermediate-level professional work in urban planning. An employee in this class is responsible for the design and implementation of planning studies with the aim of guiding orderly development in the country and the subareas and communities therein. An employee in this class may conduct a variety of general and specialized planning studies depending upon the office to which he is assigned. Work involves the identification of problems; the development of goals and objectives; the design of programs and alternatives to meet the objectives and the implementation, monitoring and evaluation of programs. General direction is provided in completing assigned projects, and work is reviewed through conferences, reports, and observations of results obtained. A planner at this level is expected to require only a moderate level of supervision and to exercise a degree of independent latitude and initiative in the performance of his duties. (*Los Angeles, Calif.*)

■ **planner III** Performs difficult professional and responsible administrative work in conducting major activities, special projects, or programs in the Planning and Development Department; does related work as required. Work is performed under the general supervision of the Director of Planning and Development. Supervision is exercised over all subordinate professional, technical and clerical personnel. (*High Point, N.C.*)

Supervises a section of a planning division in a program of current planning or advanced planning; does related work as required. (*Phoenix, Ariz.*)

This is responsible professional work in urban planning. An employee in this class prepares and implements planning studies designed to promote the orderly growth and development of the country as a whole and of the various subareas

and communities contained within its boundaries. Work involves the identification and analysis of problems; the development of goals and objectives; the design of programs and alternatives to meet the objectives and the implementation, monitoring, and evaluation of programs. Work is performed with considerable latitude for independent judgement and action within the scope of office programs and policies. General direction is received in performing projects, and work is reviewed through conferences, reports, and observations of results. (*Los Angeles, Calif.*)

■ **planner IV** Performs complex professional and responsible administrative work in conducting major activities, special projects, or programs in the Planning and Development Department; does related work as required. Work is performed under the general supervision of the Director of Planning and Development. Supervision is exercised over all subordinate professional, technical, and clerical personnel. (*High Point, N.C.*)

This is highly responsible professional work in urban planning. An employee in this class is responsible for the design and implementation of planning studies designed to promote the orderly growth and development of the county as a whole and of subareas and communities contained within its boundaries. Work involves the identification and analysis of problems; the development of goals and objectives; the design of programs and alternatives to meet the objectives and implementation, monitoring and evaluation of programs. Work is performed with considerable latitude for independent initiative and action within the scope of office programs and policies. The Planner IV is expected to perform highly responsible assignments with only general supervision and to coordinate the work of less experienced planners. (*Los Angeles, Calif.*)

■ **planning** (See *city planning*)

■ **planning action** (See also *policy; program*) A proceeding pursuant to the ordinance in which the legal rights, duties, or privileges of specific parties are determined, and any appeal or review of such proceeding, pursuant to the provi-

sions of the ordinance. A planning action does not include a ministerial action or a legislative amendment. (*Ashland, Ore.*)

■ **planning agency** (See also *governmental agency*) An agency designated or established as such by the legislative body, which may be constituted as a local planning commission, a community development department, a planning department, or some other instrumentality having the powers prescribed in [state legislation]. (*Growing Smart Legislative Guidebook*)

The official body designated by local ordinance to carry out the purposes of this article and may be a planning department, a planning commission, a hearing officer, the legislative body itself, or any combination thereof. (*State of Arizona*)

■ **planning agency guideline** (See also *policy*) An agency statement or a declaration of policy that the agency intends to follow, which does not have the force or effect of law and that binds the agency but does not bind any other person. (*Growing Smart Legislative Guidebook*)

■ **planning area** (See also *comprehensive plan; general plan; master plan*) The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence. (*California Planning Roundtable*)

■ **planning board** (See also *legislative body; zoning board of adjustment*) A public body of a local government, appointed pursuant to state statutes relating to planning boards, having the powers and duties set forth in those statutes. (*New York Planning Federation*)

A . . . legislative body charged with the duty to prepare and amend the [town] master plan, prepare and amend a capital improvements program, formulate proposed amendments to the [town] zoning ordinance, and review and approve subdivision plans and site plans. (*Merrimack, N.H.*)

■ **planning commission** (See also *legislative body; planning board*) A board of the local government consisting of such [elected and appointed or appointed]

members whose functions include advisory or nontechnical aspects of planning and may also include such other powers and duties as may be assigned to it by the legislative body. (*Growing Smart Legislative Guidebook*)

A body of persons who recommends the boundaries of zoning districts and determines appropriate requirements relative to site plan review. (*St. Charles, Mo.*)

The appointed group responsible for advising the town commissioners on planning and zoning issues. (*Dewey Beach, Del.*)

A body, usually having five or seven members, created by a city or county... [which] requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body. (*California Planning Roundtable*)

A group of people appointed by the city council that administers planning and land-use regulations for the city and provides recommendations on a wide array of land-use and land-use policy issues. (*Kennewick, Wash.*)

The administrative body, appointed by the city council, charged with the development of the General Plan and formulation and administration of the zoning map and ordinance. (*Walnut Creek, Calif.*)

■ **planning director** The chief administrator of [the jurisdiction's] planning department. (*Merrimack, N.H.*)

■ **planning goal** A desired state of affairs to which planned effort is directed. (*Growing Smart Legislative Guidebook*)

■ **planning principle** A professionally accepted practice or guiding rule used by planning agencies and professional planners in formulating policies and standards for community development. (*Prince George's County, Md.*)

■ **planning staff** The personnel of the land-use management section of the [city] planning department. (*Fort Wayne, Ind.*)

■ **plant** (See also *vegetation*) Any member of the plant kingdom, including

seeds, roots, and other parts or their propagules. (*Concord, N.C.*)

■ **plant cultivation** (See also *horticulture*) The cultivation of crops, fruit trees, nursery stock, truck garden products, and similar plant materials outside of structures, such as greenhouses. (*Archbold, Ohio*)

■ **plant, protected** (See also *habitat protection area*) A species or higher taxon of plant adopted by the board to protect, conserve, or enhance the plant species and includes those the board has designated as endangered, threatened, or of special concern. (*Concord, N.C.*)

■ **planting area** An unrestricted area which provides a pervious surface for plants to grow. (*Huntington, Ind.*)

■ **planting strip** (See also *parkway*) A section of land not less than 10 feet in width intended to contain plant materials and for the purpose of creating a visual separation between uses or activities. (*Carmel, Ind.*)

A strip intended to be planted with trees, shrubs, or other vegetation between the sidewalk and the curb or between the sidewalk and the public right-of-way or private easement line or between the pavement of a frontage road and the major street, limited-access highway, or freeway it parallels. (*Sedona, Ariz.*)

■ **plastics and rubber products manufacturing establishment** (See also *industry definitions; manufacturing definitions*) The manufacture of rubber products including: rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic, or reclaimed rubber. Also includes: establishments engaged in molding primary plastics for the trade, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing; and fiberglass application services. (*Rancho Mirage, Calif.*)

■ **plat** (See also *subdivision map*) (1) A map representing a tract of land, showing the boundaries and location or individual properties and streets; (2) a map of a subdivision or a site plan. (*Iowa State University Extension Service*)

A document, prepared by a registered surveyor or engineer, that delineates property lines and shows monuments and other landmarks for the purpose of identifying property. (*Prince William County, Va.*)

A map or plan with written provisions that is prepared in compliance with the Land Development Regulation which, when approved by the County, is recorded. (*Jefferson County, Colo.*)

The schematic representation of land divided or to be divided. (*Bedford County, Va.*)

A final subdivision plat, replat or partition plat. (*Sandy, Ore.*)

A map of a subdivision and associated required information which provides for changes in land use or ownership or which describes existing uses. (*Sedona, Ariz.*)

The legal map of a subdivision. (*Concord, N.C.*)

■ **plat, abbreviated** A plat that is generally simple in design that will subdivide a single lot into not more than four lots or combine not more than two lots into one, has required access, and does not require vacation or dedication activities. (*Unalaska, Alaska*)

■ **plat, conceptual** A design prepared for review and comment at a pre-application conference and by the commission. It is not a preliminary plat submittal. (*Sedona, Ariz.*)

A rough sketch map of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification. (*Iowa State University Extension Service*)

■ **plat, correction** A rerecording of a previously approved plat which is intended to correct a technical error in the plat. (*Boulder County, Colo.*)

A plat of all or part of a recorded subdivision proposing a change of design, lot lines, size of lots, number of lots, or street alignments. (*Sedona, Ariz.*)

■ **plat, final** The final map of all of a portion of a subdivision or site plan that

is presented to the proper review authority for final approval. (*Iowa State University Extension Service*)

A plat of all or part of a subdivision in substantial conformance with the revised preliminary plat, prepared by a civil engineer or a land surveyor in accordance with [local code] and the statutes of the [state]. (*Sedona, Ariz.*)

A map of certain described land prepared in accordance with [the local] subdivision ordinance as an instrument for recording of real estate interests with the [local recorder]. (*Golden, Colo.*)

A drawing or map of a subdivision, meeting all of the requirements of the city and in such a form as required by [the county] for the purpose of recording. (*White Bear Lake, Minn.*)

■ **plat, partition** A final map, diagram, drawing, replat, or other writing containing all the descriptions, locations, specifications, provisions, and information concerning a partition. (*Sandy, Ore.*)

The final map describing parcels created by partition and other writing as specified in the subdivision and partition ordinance containing all other descriptions, locations, specifications, dedications, provisions, and information concerning a major or minor partition. (*Deschutes County, Ore.*)

■ **plat, preliminary** A map of a subdivision of land showing ... required features ... that is submitted to the platting authority for purposes of preliminary consideration and approval. Preliminary approval may be given to typical land subdivision, abbreviated, right-of-way acquisition, and tideland plats. (*Unalaska, Alaska*)

A tentative plat, including supporting data, indicating a proposed subdivision design, prepared by a civil engineer, land surveyor, landscape architect, architect, or land planner in accordance with these regulations and the statutes of the [state]. A preliminary site plan for a condominium development shall be considered a preliminary plat. (*Sedona, Ariz.*)

A tentative drawing or map of a proposed subdivision meeting the requirements herein enumerated. (*White Bear Lake, Minn.*)

■ **plat, recorded** A final plat including all of the certificates of approval required by [local code], the statutes of the [state], and recorded in the county recorder's office. (*Sedona, Ariz.*)

■ **plat, revised preliminary** A plat reflecting revisions to the preliminary plat and the associated conditions of approval for review and comment by the director before formal submittal of a final plat. (*Sedona, Ariz.*)

■ **platted land** Any land which can be referenced to a plat. (*Temple Terrace, Fla.*)

■ **play lot** A small area developed especially for preschool or elementary school aged children. It may contain such facilities as sandboxes, slides, teeters, swings, climbing apparatus, and the like. (*Hartford, Conn.*)

An improved and equipped play area for small children, usually no older than elementary school age. (*Schaumburg, Ill.*)

■ **playfield** (See also *athletic field; recreation definitions*) A developed recreation area that may contain a playground as well as fields for competitive sports such as baseball, football, or soccer. Bleachers or grandstands may be provided. (*Hartford, Conn.*)

Grounds and facilities for open air games. (*Valdez, Alaska*)

■ **playground** A publicly owned area for recreational use primarily by children. (*Palmer, Alaska*)



playground

An area developed for active play and recreation that may contain courts for such games as basketball or tennis. (*Hartford, Conn.*)

A recreation area with play apparatus. (*Temple Terrace, Fla.*)

A land use designed principally to offer recreation, passive or active, to the public. (*Glen Ellyn, Ill.*)

■ **playhouse** A freestanding structure, exclusively for the use of children, with a maximum height of 12 feet and an area not to exceed 120 square feet. (*Thousand Oaks, Calif.*)

■ **plaza** (See also *public space*) An open space that may be improved, landscaped, or paved, usually surrounded by buildings or streets. (*Miami, Fla.*)



plaza

An area generally open to the public on a controlled basis and used for passive recreational activities and relaxation. Plazas

are paved areas typically provided with amenities, such as seating, drinking and ornamental fountains, art, trees, and landscaping, for use by pedestrians. (*Portland, Ore.*)

A public open space at ground level wholly or partly enclosed by a building or buildings. It is continuously accessible to the public and has openings to the sky. (*Davis, Calif.*)

A continuous open space which is readily accessible to the public at all times, predominately open above and designed specifically for use by people as opposed to serving as a setting for a building. (*Beaverton, Ore.*)

■ **plot** (See also *lot; parcel*) Land occupied or to be occupied by a building or use, and its accessory buildings and accessory uses, together with such yards and open spaces as are required. . . . A plot may consist of one or more or portions of a platted lot or unplatted land. (*Boca Raton, Fla.*)

(1) A single unit parcel of land; (2) a parcel of land that can be identified and referenced to a recorded plat or map. (*Iowa State University Extension Service*)

A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds. (*Wood River, Ill.*)

A tract other than one unit of a recorded plat or subdivision and occupied and used or intended to be occupied and used as a home site and improved or intended to be improved by the erection thereon of a dwelling and accessory buildings and having a frontage upon a public street or upon a thoroughfare or upon a way or upon a traveled or used or planned road and including as a minimum such open spaces as are required under this ordinance. (*Vandais Heights, Minn.*)

One or more lots, blocks, or parcels of land; in any combination; under single ownership; recorded as contiguous to one another, or through one to another, on either a plat or in a unifying deed. (*Temple Terrace, Fla.*)

■ **plot, corner** (See also *lot, corner*) A plot of which at least two adjacent sides

abut for their full length upon streets, provided that such two sides intersect at any interior angle of not more than 135 degrees. Where a plot is on a curve, if tangents through the intersections of the lot lines with the street lines make an interior angle of not more than 135 degrees, such a plot is a corner plot. In the case of a corner plot with a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangents herein described. (*Boca Raton, Fla.*)

A corner plot the side street line of which is substantially a continuation of the front plot line of the first plot to its rear. (*Boca Raton, Fla.*)

■ **plot plan** A plat of a lot, drawn to scale, showing the actual measurements, the size and location of any existing structures or structures to be erected, the location of the lot in relation to abutting streets, and other such information. (*Newport Beach, Calif.*)

A plat of a lot, drawn to scale, showing the actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, and other such information. (*North Liberty, Iowa*)

A plan for development of a plot, or the site plan for construction of new facilities on a single plot. (*Temple Terrace, Fla.*)

■ **point system** Numerical values assigned to a development's impacts on a community's resources. (*Wisconsin Department of Natural Resources*)

■ **pole barn** (See *barn, pole*)

■ **pole height** (See also *shade-producing point, highest*) The height of the point on a building that casts the longest shadow on the north side of the building as measured between 10 a.m. and 2 p.m. on December 21. (*Deschutes County, Ore.*)

■ **police academy** (See *governmental agency training facility*)

■ **police officer** (See *law enforcement officer*)

■ **police power** (See also *eminent domain*) The right of government to regulate personal conduct and the use of land

in order to protect that public health, safety, and welfare. The use of police power by a unit of government must follow "due process" and be "reasonable," but the government does not have to pay compensation for related losses. In this last respect, it differs from the government's use of eminent domain (where just compensation is mandatory). (*Iowa State University Extension Service*)

■ **police station** (See also *public safety facilities*) Protection centers operated by a governmental agency, including administrative offices, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles; excluding, however, correctional institutions. (*Denver, Colo.*)

■ **policy** (See also *planning action; planning agency guideline; program*) A general rule for action focused on a specific issue, derived from more general goals. (*Growing Smart Legislative Guidebook*)

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives before undertaking an action program. (*California Planning Roundtable*)

■ **political subdivision** (See *local government unit*)

■ **pollutant** (See also *contaminant*) Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose. (*California Planning Roundtable*)

Any substance, contaminant, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or which unreasonably interfere with the enjoyment of life or property, including outdoor recreation. (*Temple Terrace, Fla.*)

■ **pollution** (See also *air-quality definitions; water pollution*) The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects. (*California Planning Roundtable*)



pollution

The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal, or plant life, or property, or unreasonably interfere with the enjoyment of life or property. (*Temple Terrace, Fla.*)

■ **pollution, nonpoint source** Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles. (*California Planning Roundtable*)

Generalized discharge of waste which cannot be located as to a specific source into a water body. (*Concord, N.C.*)

Any source of water pollution that is not a point source. (*Temple Terrace, Fla.*)

■ **pollution, point-source** In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe. (*California Planning Roundtable*)

Any discernible, confined, and discrete conveyance, including but specifically not

limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, or concentrated animal-feeding operation from which wastes are or may be discharged to the waters of the state. (*Concord, N.C.*)

Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture. (*Temple Terrace, Fla.*)

■ **pond** (See also *lake; waterbodies*)

Any inland body of water that in its natural state has a surface area of 1,000 square feet or more, and any body of water artificially formed or increased that has a surface area of 1,000 square feet or more. (*Cape Elizabeth, Maine*)

A permanent or temporary body of open water which is more than one acre in size and less than five acres in size. (*Grand Traverse County, Mich.*)

■ **ponding** A flooding condition in flat areas caused when rain runoff drains to a location that has no ready outlet. Ponding water usually stands until it evaporates, seeps into the ground, or is pumped out. (*Dewey Beach, Del.*)

■ **pool hall** A business establishment containing more than two pool or billiard tables for the use of patrons. (*Imperial Beach, Calif.*)

A building or portion thereof having within its premises three or more pool tables or billiard tables, or combination thereof, regardless of size, and whether activated manually or by the insertion of a coin, token, or other mechanical device. (*San Jose, Calif.*)

A principal use billiard facility, open to the general public, and which sells and serves intoxicating beverages . . . on the premises. (*Lancaster, Ohio*)

A primary commercial entertainment land use containing one or more pool or billiard tables. (*Long Beach, Calif.*)

Establishments that provide billiard tables for customer's use. (*Hermosa Beach, Calif.*)

■ **pool hall, family** A principal use billiard facility which caters to families and which excludes the sale and consumption of intoxicating beverages . . . on the premises. (*Lancaster, Ohio*)

■ **population projection** A prediction of a future demographic condition that will occur if the assumptions inherent in the projection technique prove true. (*American Planning Association*)

■ **porch** (See also *deck, roofed*) A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes. (*Chandler, Ariz.*)



back porch

A roofed structure not more than 75 percent enclosed by walls and attached to the main building for the purpose of sheltering from the rays of the sun and from rain and weather, exclusive of vehicles, either persons or inanimate objects. (*Coral Gables, Fla.*)

A covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building. (*Newport Beach, Calif.*)

A one-story roofed structure attached to the house with no floor space above and no more than one side of the porch is enclosed by a vertical wall, window, or screened surface. (*Glen Ellyn, Ill.*)



front porch

A one-story, covered entrance to a building, with a separate roof, that is not used for livable space. (*Hopkins, Minn.*)

A covered area projecting from and structurally connected to a building. (*Dewey Beach, Del.*)

A covered or uncovered floor, deck, or platform at the entrance to a building, the height of which is eight inches or more above the average level of the adjoining ground. (*Troy, Ohio*)

A roofed open area, which may be glazed or screened, usually attached to or part of and with direct access to or from a building. . . . A porch becomes a room when the space enclosed is heated or air conditioned and, if glazed, when the percentage of window area to wall area is less than 50 percent. (*Bondurant, Iowa*)

■ **porch depth** The dimension of a porch or arcade measured forward from the facade. (*Orlando, Fla.*)

■ **porch, open** (See also *deck*) A porch open on three sides except for wire screening. A porch shall not be considered open if enclosed by either permanent or detachable glass sash. (*Hartford, Conn.*)

A roofed structure attached to a building and open on two or more sides. A screened-in porch shall not be considered open. (*Cape Girardeau, Mo.*)

A unheated, open-air stoop that may be partially enclosed with a roof on top, and railings or walls on the sides not exceeding 40 inches in height from the porch floor. The area between the roof and the railings or walls may be covered with screening or netting material only, and cannot be enclosed with windows or other material. (*Grand Forks, N.Dak.*)

A deck or open porch with a roof but no walls or lattice. (*Robbinsdale, Minn.*)

A deck, landing, or balcony in which any portion extending into a front or side yard shall have no enclosure by walls, screens, lattice, or other material higher than 54 inches above the natural grade line adjacent to it. The porch is to be used solely

for ingress and egress and not for occupancy. (*Sedona, Ariz.*)

■ **porch, raised** A porch, with a minimum of 24 inches above any approaching walkway and that extends at least 75 percent of the maximum width of a house, where the floor surface of the porch extends at least seven feet from any adjacent wall surface behind or above. (*Glen Ellyn, Ill.*)

■ **porch, screened** A roofed structure not more than 75 percent enclosed by walls and attached to the main building provided, however, the remainder of the screened porch may be enclosed with insect screening or metal, fiberglass, or other approved insect screening. The insect screening shall have at least 50 percent of open area per inch enclosed by walls and attached to the building for the purpose of sheltering from the rays of the sun, exclusive of vehicles, either persons or inanimate objects. (*Coral Gables, Fla.*)

■ **porch width** The dimension of a porch or arcade measures as a percentage of the facade lot width. (*Orlando, Fla.*)

■ **port and harbor facilities** (See also *marina facilities; moorage, commercial; off-shore facilities; maritime activities; terminal, marine; waterfront, port-ship zone*) Those facilities generally associated with a port or harbor, such as docks, piers, floats, and the harbor master structure. (*Valdez, Alaska*)

Those improvements and their appurtenant areas . . . that are adapted to the purpose of securing and/or servicing vessels.



port and harbor facilities

The term includes, but is not limited to, docks, mooring devices, floats, fingers, stalls, gridirons, and other appurtenances. (*Unalaska, Alaska*)

A facility for the docking, loading or unloading of ships, barges, or boats that primarily transport freight. (*Milwaukee, Wisc.*)

Shelter for recreational boats from damaging storm waves. Usually an enclosure of water protected by either breakwaters, a natural small bay, or within the mouth of a navigable river. (*Green Bay, Wisc.*)

■ **port authority** (See also *governmental agency*) A special governmental agency of the locality, county, or state [which] is authorized or established by state law to tightly control development of [a] port. (*The Zoning Report*)

■ **portable food vendor** (See *vending cart*)

■ **portable storage** (See *storage structure, residential*)

■ **porte-cochere** (See also *carport*) A structure attached to a residence and erected over a driveway, not exceeding one story in height, and open on two or more sides. (*Homestead, Fla.*)

A porch or cover, under which a vehicle may be driven temporarily to protect the occupants when alighting. A porte cochere shall not be construed to be a "carport." (*Champaign, Ill.*)

■ **post office** (See also *mail services*) [A facility that contains] service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail. (*Redmond, Wash.*)

■ **potable water** Water that is satisfactory for drinking, culinary, and domestic purposes, meeting current drinking water standards. (*Troy, Ohio*)

Water which is satisfactory for drinking and culinary purposes. (*Temple Terrace, Fla.*)

The use of water for direct human consumption, human contact, or in the preparation of foods for human consumption. (*San Juan Capistrano, Calif.*)

■ **potable water facilities** (See also *water supply system, central; water supply system, individual; water supply system, public*) A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. (*Temple Terrace, Fla.*)

Systems or structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, storage facilities, and transmission and distribution mains. (*Concord, N.C.*)

■ **potbellied pig** (See also *animal definitions*) A swine commonly referred to as Miniature Vietnamese, Chinese, or Oriental potbellied pig. Such animals shall not exceed a maximum height of 18 inches at the shoulder. (*Deschutes County, Ore.*)

■ **poverty level** (See also *housing definitions*) As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index. (*California Planning Roundtable*)

■ **power center** (See *shopping center, power center*)

■ **power plant** A facility that converts one or more energy sources, including but

mission system that conveys the energy or steam from the generation facility to a power distribution system; (b) operation of a distribution system that conveys energy or steam from the generation facility or the transmission system to final consumers. (*Milwaukee, Wisc.*)

An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant facilities. (*Boulder County, Colo.*)

An electrical power generation facility that, regardless of fuel or energy source, is operated by a public utility or independent power producer and whose primary function is the provision of electricity to the electrical distribution system or transmission grid. (*San Jose, Calif.*)

Any plant facilities and equipment for the purposes of producing, generating, transmitting, delivering, or furnishing electricity for the production of power. (*Concord, N.C.*)

■ **power plant, geothermal** (See also *energy system, production through renewable sources; geothermal resource*) An electrical power generating plant with a nominal electric generating capacity of less than 25 megawatts; a pipeline that is less than 16 inches in diameter and less than five miles in length used to carry geothermal resources; and related or supporting equipment and facilities. (*Deschutes County, Ore.*)

■ **power plant, hydroelectric** (See also *energy system, production through re-*



post office

not limited to water power, fossil fuels, nuclear power, or solar power, into electrical energy or steam. A power generation plant may also perform either or both of the following: (a) operation of a trans-

newable sources) All aspects of any project or development necessary for or related to the generation of hydroelectric energy, including but not limited to conduits, dams, diversions, fish ladders and

screens, generators, impoundments, penstocks, turbines, transmission facilities and related buildings, structures, storage areas, access roads, parking areas, and surrounding and adjacent lands which are necessary for or related to the facility. (*Deschutes County, Ore.*)

An establishment for the generation of electricity using water sources. (*King County, Wash.*)

Machinery, including related structures and equipment, that generates electricity from turbines powered by water diverted from the natural flow of a creek, stream, or river, which may be impounded by a dam or other diversion structure to create a reservoir. (*Shasta Lake, Calif.*)

■ **power plant, peaker** An electrical power generation facility permanently installed on a foundation and whose main function is the provision of supplemental power to the electrical distribution system or transmission grid during periods of peak demand. The maximum number of annual hours of operation of a stationary peaking power plant is restricted by a [local] air quality management district permit and typically does not exceed 1,500 hours. The typical useful life of a stationary peaking power plant is up to 30 years. (*San Jose, Calif.*)

■ **power plant, private** An electrical power generation facility that, regardless of fuel or energy source, is operated by a private property owner or lessee, and whose primary function is the provision of electricity to the permitted use(s) on the site the facility is located. (*San Jose, Calif.*)

■ **power plant, backup** An electrical power generation facility that is operated only during interruptions of electrical service from the distribution system or transmission grid due to circumstances beyond the operator's control. Electrical generation facilities operating where an interruptible service contract has been executed are not considered stand-by or backup electrical power generation facilities. (*San Jose, Calif.*)

■ **power plant, transportable peaker** A transportable electrical power generation facility brought on-site on flatbed trailers and left on the trailer or placed

on steel skids for a temporary period, which can be for a particular peak season or from season-to-season. A transportable peaking power plant is not permanently installed and its main function is the provision of supplemental power to the electrical distribution system or transmission grid during periods of peak demand. The maximum number of annual hours of operation of a transportable peaking power plant is restricted by a [local] air quality management district permit and typically does not exceed 500 hours. A transportable peaking power plant is typically on-site for up to three years, but one or more such power plants can be installed on-site for a given peak period, then removed. (*San Jose, Calif.*)

■ **prairie** (See also *natural area*) An area of significant size, including but not limited to roadside prairies, restored prairies, and prairie remnants, containing a rich diversity of native flora species in associations typical of presettlement ecosystems, or areas with rare, threatened, endangered, or special species. (*Johnson County, Iowa*)

■ **prefabricated housing unit** (See *manufactured housing*)

■ **premises** (See also *lot*) A building lot with the required front, side, and rear yards for a dwelling. (*Grand Forks, N.Dak.*)

A lot, together with all buildings and structures thereon. (*El Paso, Tex.; North Liberty, Iowa; Wood River, Ill.*)

Land and the improvements thereon. (*Hedwig Village, Tex.*)

Any structure, parcel, real estate, or land or portion of land whether improved or unimproved, including adjacent parkways, parking strip, sidewalks, and streets. (*Truckee, Calif.*)

An area of land occupied by the buildings or other physical uses which are an integral part of the activity conducted upon the land and such open spaces as are arranged and designed to be used in conjunction with that activity. (*Loveland, Colo.*)

A lot with or without buildings. (*Multnomah County, Ore.*)

■ **preschool** (See *educational facilities, preschool*)

■ **preservation** (See also *historic preservation*) Stabilizing and maintaining a structure in its existing form and preventing further change or deterioration. (*Las Vegas, N.Mex.*)

■ **preservation district** (See *historic district*)

■ **preserve** (See also *habitat protection area; open space, natural; open space, passive; wildlife habitat; wildlife refuge*) An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (*California Planning Roundtable*)

Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature. (*Austin, Tex.*)

Sites with environmental resources intended to be preserved in their natural state. (*Truckee, Calif.*)

Areas intended to remain in a predominantly natural or undeveloped state to provide resource protection and possible opportunities for passive recreation and environmental education for present and future generations. (*Rancho Mirage, Calif.*)

■ **principal residence** The place where a person resides seven months or more in a 12-month period. (*Danville, Ill.*)

■ **print shop** (See also *copy shop*) A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, and facsimile sending and receiving, and including offset printing. (*Clark County, Nev.*)

An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint, or offset printing equipment, including publishing, binding, and engraving. (*Loveland, Colo.*)

■ **printing plant** (See also *industry definitions*) A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or

duplicating images and using printing methods including but not limited to off-set printing, lithography, web offset, flexographic, and screen process printing. (*Sioux Falls, S.Dak.*)

■ **prison** (See *correctional facility*)

■ **private** (See also *public*) Belonging to, or restricted for the use or enjoyment of particular persons. (*Palm Desert, Calif.*)

Belonging to or restricted for the use or enjoyment of particular persons. (*Lake Elsinore, Calif.*)

■ **private recreational facility/club** (See also *health club; recreation definitions*) Recreational center for the exclusive use of members and their guests with facilities usually including swimming pools and/or tennis courts, but specifically excluding golf courses. (*Williamson County, Tenn.*)

A building in which members of a community or association may gather for social, educational, or cultural activities. (*Tumwater, Wash.*)

A recreation facility open only to bona fide members and guests of the private organization operating the facility. (*Garrett, Ind.*)

■ **private road** (See *street, private*)

■ **processing** (See also *industry definitions; manufacturing definitions*) To subject to some special process or treatment, as in the course of manufacture; change in the physical state or chemical composition of matter; the second step in use of a natural resource; examples include petroleum refining, oil shale crushing, retorting and refining, ore smelting, coal crushing and cleaning, saw mill, alfalfa pellet mills, food canning or packing, creation of glass, ceramic, or plastic materials, gravel crushing, cement manufacture, concrete batch plants. (*Glenwood Springs, Colo.*)

■ **processing facility** (See also *industry definitions; manufacturing definitions*) A building or an enclosed space used for the collection and processing of recyclable material. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting,

flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (*El Paso, Tex.*)

■ **produce stand** (See *farm stand*)

■ **production facility, multimedia** (See also *communications services*) A facility for the staging and re-cording of video or audio productions such as, but not limited to, music commercials, programs, and motion pictures. (*Nashville and Davidson County, Tenn.*)

Space in an outdoor or indoor area, building, part of a building, structure, or a defined area, that is used primarily for the creation of film, television, music video, multi-media, or other related activities. (*El Segundo, Calif.*)

Land, buildings, or structures used as a media production facility. Typically, structures involved in or with the production of (but not limited to): motion pictures; radio and television shows or movies; recording or broadcasting facilities; and other motion picture production and distribution service offices. (*Polk County, Fla.*)

■ **productive life** The number of years a property improvement is expected to be in service in a facility. (*Jefferson County, Tex.*)

■ **profession** An occupation involving the dispensation of a service that involves either some skill or knowledge, or that requires connections to other business not easily or readily available to the general public (examples are doctors, lawyers, architects, financial services, stockbrokers, detective agencies, engineers, land-use planners, etc.). A distinction is made between purveyors of professions and purveyors of merchandise or repair of articles. (*Ocean Shores, Wash.*)

The use of specialized knowledge or attainments for compensation or profit. (*Hedwig Village, Tex.*)

■ **professional service** Work done for others, predominately on the premises of the office, by someone trained and engaged in such work for a career; e.g., doctors, lawyers, accountants. (*Vandais Heights, Minn.*)

A business that offers any type of personal service to the public which requires as a condition precedent to the rendering of such service the obtaining of a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, public accountants, engineers, chiropractors, dentists, osteopaths, physicians and surgeons, podiatrists, chiroprodists, architects, veterinarians, attorneys at law, physical therapists, and life insurance agents. (*Limington, Maine*)

■ **proffer** An offer of restrictions on use of property tendered by an applicant for conditional rezoning or a special exception. (*Campbell County, Va.*)

■ **program** (See also *planning action; policy*) An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how," and "when" for carrying out the "what" and "where" of goals and objectives. (*California Planning Roundtable*)

■ **project** (See also *development project*) A particular development on an identifiable parcel of land. (*Boise City, Idaho*)

■ **project improvements** (See also *improvement*) Site improvements and facilities that are planned and designed to provide for a particular development project and that are necessary for the use and convenience of the occupants or users of the project. (*Boise City, Idaho*)

■ **project site** (See also *development site*) That portion of any lot, parcel, tract, or combination thereof that encompasses all phases of the total project proposal. (*Yakima County, Wash.*)

■ **property** Real and personal property. (*Peoria, Ill.*)

A lot or parcel of land together with all structures located thereon. (*Clarkdale, Ariz.*)

A lot, parcel, tract, or plot of land together with the buildings and structures thereon. (*Loveland, Colo.*)

■ **property, abandoned** (See also *building, dangerous; building, vacant*) Personal property of any type the owner of which has failed to make satisfactory claim and proof of ownership within 60 days after notice has been provided. (Rochester, Minn.)

■ **property line** (See *lot line* definitions)

■ **property-numbering system** (See also *address; house number; parcel number; street-naming system*) A system by which existing buildings and projected lots, parcels, and buildings are assigned addresses in a coordinated method. (Temple Terrace, Fla.)

■ **property owner** (See *owner*)

■ **property, personal** Includes every species of property except real property. (Temple Terrace, Fla.)

Property which is owned, utilized, and maintained by an individual or members of his or her family . . . and acquired in the normal course of living in or maintaining a residence. It does not include merchandise which was purchased for resale or obtained on consignment. (Limington, Maine)

■ **property, unclaimed** Personal property of any type where the owner or his or her whereabouts is unknown, or which is unclaimed for more than seven days. (Rochester, Minn.)

■ **psychic** (See also *fortune-telling business*) Pertaining to predictions of the future based on intuitive or mental powers or supernatural influences and not statistical or otherwise empirical evidence. (Wheeling, Ill.)

■ **public** (See also *private*) Belonging or open to, enjoyed and used by and/or maintained for the public generally, but not limited to a facility the control of which is wholly or partially exercised by some governmental agency. (Lake Elsinore, Calif.)

Anything owned or operated by the federal government, state government, or any political subdivision. (Concord, N.C.)

■ **public access** (See *access, public*)

■ **public agency** (See *governmental agency*)

■ **public area** Any outdoor place to which the public or a substantial number of the public has access, including but not limited to rights-of-way, highways, transportation facilities, schools, places of amusement, parks, playgrounds, and the outdoor common areas of public and private buildings and facilities. (Sedona, Ariz.)

■ **public art** (See *art, public*)

■ **public building** (See also *governmental facility*) Any building held, used, or controlled exclusively for public purposes by any department or branch of government, state, county, or municipal, without reference to the ownership of the building or of the realty upon which it is situated. A building belonging to or used by the public for the transaction of public or quasi-public business. (Grand Forks, N.Dak.)

Structures principally of an institutional nature and serving a public need, such as churches, hospitals, schools, libraries, museums, post offices, police and fire stations, public utilities, and other public services, but not including the operation of a public bar, restaurant, or recreational facility as a commercial enterprise. (Brookfield, Wisc.)

A building owned by a governmental agency. (Hot Springs, Ark.)

Public agency (including special district) facilities other than public safety and utility facilities. (Truckee, Calif.)

■ **public celebration** (See also *festival; special event*) An event or series of events scheduled in observance of a state, federal, or religious holiday, or conducting organized activities for a historical, cultural, or a special theme held for a limited period of time and where such events or activities are not being held solely for profit. (Siskiyou County, Calif.)

■ **public display** The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or

from property of others, or from any portion of the premises where items and material other than adult media are on display to the public. (Normal, Ill.)

■ **public facilities** (See also *community facility; utilities* definitions) Transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police, and emergency systems or facilities, electric utilities, gas utilities, cable facilities, or other public utilities. (Loveland, Colo.)

Any facility, including but not limited to buildings, property, recreation areas, and roads, which are leased or otherwise operated or funded by a governmental body or public entity. (Limington, Maine)

A publicly owned repair, storage or production facility or public works yard. (Loveland, Colo.)

The erection, construction, alteration, operation, or maintenance of buildings, power plants or substations, water treatment plants or pumping stations, sewage disposal or pumping plants, and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail or passenger bus transport, communication, public water, and sewerage services. (Trenton Township, Ohio)

■ **public facilities, major** Any public service improvement or structure developed by or for a public agency that is not defined as a minor public facility, including but not limited to electrical substations, sewer and water treatment plants, water reservoirs, trunk lines, regional stormwater detention facilities, new or expanded public buildings designed for human occupancy that increase traffic within a neighborhood, and active park improvements such as ball fields or restroom facilities. (Sandy, Ore.)

■ **public facilities, minor** Minor utility structures (e.g., poles, lines, pipes); minor sewer, water, and storm drainage structures and collection system improvements (e.g., pump stations, lines, manholes, valves, hydrants, drains, on-site

detention facilities); new or extended public streets (including lane additions); minor improvements to existing streets (e.g., overlays, catch basins, signs, control devices, widening, curbs, gutters, sidewalks); minor transit improvements (e.g., bus stops or shelters); passive park improvements (e.g., trails, benches, native plantings, or picnic areas). (*Sandy, Ore.*)

■ **public hearing** (See also **public meeting**; **public notice**; **zoning notice of decision**) A meeting announced and advertised in advance and open to the general public wherein the public has an opportunity to comment and participate. (*Clarkdale, Ariz.*)

A duly advertised public meeting called by the town council, board, or commission of the town for the purpose of taking formal public comment, both in favor and opposition to a proposed action. (*Concrete, Wash.*)

A publicly advertised meeting of an official legislative or quasi-judicial body conducting town business during which the public is allowed to give testimony concerning issues under consideration. (*Merrimack, N.H.*)

Any special meeting, either required by law or deemed necessary by the [city], for which public notice is required for soliciting public input on matters under discussion. (*Vernal City, Utah*)

A public meeting for which public notice has been given and an opportunity for public testimony is provided. (*Concord, N.C.*)

■ **public improvement** (See also **improvement**) Work within dedicated rights-of-way or easements. (*North Liberty, Iowa*)

Any improvement, facility, or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy, or similar essential services. (*Trenton Township, Ohio*)

Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility which benefits the public. (*Boulder County, Colo.*)

Those rights-of-way, easements, access rights, and physical improvements which upon formal acceptance by the city shall become the responsibility of the city for ownership or maintenance and repair, and shall include, but not by way of limitation, the following: curbs and gutters, asphalt pavement, concrete pavement, streets of all types, sidewalks, pedestrian/bikepaths, traffic signals, street lights, highways, freeway rights-of-way, easements, access rights, medians, bridges, acceleration and deceleration lanes, culverts, storm drainage facilities including necessary structures, channels, water lines, sanitary sewer lines, and all other improvements which upon acceptance by the city are intended to be for the use of and enjoyment of the public. (*Golden, Colo.*)

Any improvement, facility, or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public utilities, cable television, or similar essential services. (*Champaign, Ill.*)

■ **public land** Land owned or operated by a municipality, school district, county, state, or other governmental unit. (*Jordan, Minn.*)

Any land area within the planned development that has been dedicated or reserved for use as streets, alleys, public ways, parks, playgrounds, schools, community buildings, ways for public service facilities, sidewalks, stormwater or floodwater runoff channels, detention basins, or other public uses. (*Wheeling, Ill.*)

■ **public meeting** (See also **public hearing**) An informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the local government's decision. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the county's project permit application file. (*Whatcom County, Wash.*)

A meeting of a board, planning commission, city council, or their representatives where the public may attend. (*Concord, N.C.*)

■ **public notice** (See also **public hearing**) Notice published once each week for two successive weeks in a newspaper of general circulation in the township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days, and the second publication shall not be less than seven days, prior to the date of the hearing. (*Willistown Township, Pa.*)

Notice to the public of a public hearing or meeting as required by state or local law. (*Concord, N.C.*)

A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency. (*California Planning Roundtable*)

■ **public safety facilities** Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. (*Truckee, Calif.*)

A government facility for public safety and emergency services, including a facility that provides police or fire protection and related administrative facilities. (*Milwaukee, Wisc.*)

■ **public space** (See also **open space**, **public**) A legal open space on the premises, accessible to a public way or street, such as yards, courts, or open spaces permanently devoted to public use, which abuts the premises and is permanently maintained, accessible to the fire department, and free of all encumbrances that might interfere with its use by the fire department. (*Concord, N.C.*)

Open space, including any park, lake, stream, stadium, athletic field, playground, school yard, street, avenue, plaza, square, bus, train or railroad depot, station, terminal, cemetery, open space adjacent thereto, or any other place commonly open to the public, including but not limited to, areas on private property commonly open to the view by the public. (*Champaign, Ill.*)

■ **public transportation** (See also *paratransit*; *subway*; *transit* definitions) Services provided for the public on a regular basis by vehicles such as bus or rail on public ways, using specific routes and schedules, and usually on a fare-paying basis. (*Sacramento Regional Transit District*)

<Transportation of passengers whether or not for hire by any means of conveyance, including but not limited to a street railway, elevated railway or guideway, subway, motor vehicle or motor bus, either publicly or privately owned and operated, carpool or vanpool, holding itself out to the general public for the transportation of persons within the territorial jurisdiction of the authority, including charter service. (*Concord, N.C.*)

■ **public transportation system** Without limitation, a combination of real and personal property, structures, improvements, buildings, equipment, vehicle parking, or other facilities, and rights-of-way, or any combination thereof, used or useful for the purposes of public transportation. (*Concord, N.C.*)

■ **public use** Administrative and cultural buildings, uses, and structures, including buildings, lots, and facilities owned, used, or operated by any governmental agency. (*Glen Ellyn, Ill.*)

Government-owned facilities to which the public has access such as public parks, schools, school administrative buildings, recreational, cultural, and service buildings, but not including public land or buildings devoted solely to the storage and maintenance of equipment and material or the disposal of refuse. (*Trenton Township, Ohio*)

■ **public way** (See also *pedestrian walkway*; *sidewalk*; *street* definitions) Any street or sidewalk (*Champaign, Ill.*)

Any street, alley, pedestrian way, pathway, channel, viaduct, subway, bridge, easement, right-of-way, or other way in which the public has a right of use. (*Palm Desert, Calif.*)

Any street, channel, viaduct, subway, tunnel, bridge, easement, right-of-way, or other way which is dedicated or granted

for public use. (*Santa Rosa, Calif.*)

Any street, alley, or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated, or otherwise permanently appropriated to the public for public use. (*North Liberty, Iowa*)

■ **public works** (See also *essential services*) (A) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities. (B) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. (C) All publicly financed recreational facilities . . . , and any development of a special district. (*Imperial Beach, Calif.*)

Any improvement facility or service, together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy, or similar essential services. (*Sedona, Ariz.*)

■ **publicly owned** Land or buildings owned or operated by a governmental or other public agency. (*Santa Rosa, Calif.*)

■ **purchase of development rights (PDR)** (See also *transfer of development rights (TDR)*) A public program to pay landowners the fair market value of their development rights in exchange for a permanent conservation easement that restricts development of the property. PDR programs are strictly voluntary and are usually funded by the sale of bonds or property tax revenues. (*Washtenaw County, Mich.*)

■ **purpose statement** (See *statement of intent*)

■ **pyramidal zoning** (See *cumulative zoning*)

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■ **quad home** (See also *dwelling definitions*) A single structure containing four dwelling units. (*Vandais Heights, Minn.*)

Single structures which contain four subdivided dwelling units all of which have individually separate entrances from the exterior of the structure. (*White Bear Lake, Minn.*)

A building containing four attached dwellings in one building in which each unit has two open-space exposures and shares one or two walls with an adjoining unit or units. (*Concord, N.C.*)

■ **quality of life** The attributes or amenities that combine to make an area a good place to live. Examples include the availability of political, educational, and social support systems; good relations among constituent groups; a healthy physical environment; and economic opportunities for both individuals and businesses. (*Indianapolis, Ind.*)

The personal perception of the physical, economic, and emotional well-being that exists in the community. (*Larimer County, Colo.*)

■ **quarry** (See also *extractive industry; mineral extraction; sand and gravel pit*) A lot or land or part thereof used for the purpose of extracting stone, sand, gravel, or topsoil for sale and exclusive of the process of grading a lot preparatory to the construction of a building for which application for a building permit has been made. (*Farragut, Tenn.*)

An open pit from which building stone, sand, gravel, mineral, or fill is taken to be processed for commercial purposes. (*El Paso, Tex.*)

A place where stone, sand, gravel, or minerals are extracted. (*Bayfield, Wisc.*)

■ **quarry face** The split face of the incision where the disturbed surface meets the natural, undisturbed surface. (*Ashland, Ore.*)

■ **quarry rehabilitation** To provide slopes that will be covered with a layer of soil and revegetated where practical. It applies to the rehabilitation of all kinds of sand, gravel, and rock excavations to obtain fill or construction materials and from which no further removal of materials is intended, as well as to resource extraction. Rehabilitation is intended to minimize the hazardous and unsightly nature of abandoned pits, and if practical, to return the area to some productive use. (*Unalaska, Alaska*)

■ **quarrying** The process of removing or extracting stone, rock, or similar materials from an open excavation for financial gain. (*San Juan Capistrano, Calif.*)

■ **quarter/quarter zoning** (See also *agricultural protection zoning; fixed area-based allowance zoning; sliding-scale zoning*) A quarter of a quarter-section of land (1/16 of 640 acres or 40 acres). A nonexclusive, density-based zoning method designed to preserve farmland indefinitely. A limited number of nonfarm homes are allowed for every 40 acres of land. This technique is most appropriate in rural areas with large farming operations and moderate growth pressures where average parcel sizes exceed 40 acres. (*Michigan Townships Association*)

■ **quasi-judicial action** (See also *legislative*) A land-use action entailing application of a general rule or policy to specific individuals or situations. (*Deschutes County, Ore.*)

An action which involves the application of adopted policy to a specific development application, or a land-use decision that applies to a small number of individuals or properties. (*Beaverton, Ore.*)

■ **quasi-judicial decision** Similar to a court proceeding where affected parties are afforded more procedural safeguards. The quasi-judicial process is characteristic of most meetings of the planning commission. Personal notice must be mailed to property owners and occupants living within a prescribed distance of the affected area. Unlike legislative decisions, planning commission members are expected to avoid outside

discussion of the business at hand, and they must declare ex parte contacts. (*Sandy, Ore.*)

■ **quasi-public use** A use conducted by, or a facility or structure owned or operated by, a nonprofit, religious, or eleemosynary institution that provides educational, cultural, recreational, religious, or other similar types of public services. (*Maui County, Hawaii*)

Institutional, academic, governmental, and community service uses, either owned publicly or operated by nonprofit organizations, including private hospitals and cemeteries. (*California Planning Roundtable*)

Essentially a public use, although under private ownership or control. (*North Liberty, Iowa*)

A use which involves as its primary purpose, the administration of a required government program or a government regulatory program. (*Lake Elsinore, Calif.*)

Public, semipublic, and private elementary schools, high schools, civic buildings, community buildings and uses, and public utility uses including substations, governmental buildings, churches, museums, art galleries, fire houses, post offices, police stations, reservoirs, libraries, parks, essential services, hospitals, and similar uses, any of which may have additional requirements to use set forth herein. (*Livermore, Calif.*)

■ **queue space** (See also *stacking lane*) A temporary waiting area for motor vehicles obtaining a service or other activity. (*Newport Beach, Calif.*)

■ **quorum** A majority of the authorized members of a board or commission. (*North Liberty, Iowa*)

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■ **racetrack** (See also *horse track*) A measured course where animals or machines are entered in competition against one another or against time, including tracks used only in the training of animals. (*Kent County, Md.*)

A facility consisting of a paved roadway used primarily for the sport of automobile racing. A racetrack may include seating, concession areas, suites, and parking facilities, but does not include accessory offices, residences, or retail facilities. This definition shall also include any facility used for driving automobiles under simulated racing or driving conditions (test tracks, "shakedown" tracks, or other similar facilities), but which does not include seating, concession areas, or retail facilities for the general public. (*Concord, N.C.*)

■ **radio studio** (See *communications services*)

■ **railroad** (See also *right-of-way, railroad*) A public or private right-of-way on which tracks for trains are constructed. Railroad yards and stations shall be classified as cargo or passenger terminals. (*Seattle, Wash.*)

A carrier of persons or property operating upon rails placed principally on a private right-of-way. (*Norton, Ohio*)

A carrier of persons or property upon cars operated upon stationary rails. (*State of Florida*)

■ **railroad crossing** A place where a public road or right-of-way intersects with railroad lines or tracks and one crosses over the other. This term shall include the entire width of the right-of-way of the public road and the entire width of the railroad right-of-way at the place of crossing. (*Boone County, Ky.*)

■ **railroad crossing signal** Any sign, signal, or device erected by authority of a public body or official or by a railroad and intended to give notice of the presence of railroad tracks or the approach of a railroad train. (*Norton, Ohio; State of Florida*)

■ **railroad freight terminal** A heavy rail facility for freight pick-up or distribution; may include intermodal distribution facilities for truck or shipping transport. (*Prince William County, Va.*)

■ **railroad passenger station** (See also *terminal definitions; transit station*) A facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices. (*Prince William County, Va.*)

■ **railroad use** The occupation and use of land, buildings, and structures for purposes directly connected with rail transportation of articles, goods, and passengers, including such facilities as tracks, sidings, signal devices and



railyard

structures, shops and yards for maintenance and storage of rail machinery, loading platforms, and passenger and freight terminals, but excluding freight terminals and yards, and similar facilities, which are maintained and operated by the owning railroad or by a lessee for the purposes auxiliary to rail transportation, or by a lessee for the purposes auxiliary to rail transportation; provided, however, that the operation of such facilities as a hobby or as part of an amusement business shall not be considered a railroad use. (*Peoria, Ariz.*)

■ **Rails-To-Trails** (See also *trail*) A federal act to give interested parties (governments) the opportunity to use railroad rights-of-way, which might otherwise be abandoned, for recreational use. (*Green Bay, Wisc.*)

■ **railyard** An area of land, a portion of which is covered by a system of tracks, that provides for the making up of trains by one or more railroads or private industry concerns. Necessary functions of a railyard include but are not limited to the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of cars, trains, engines, locomotives, and rolling stock. (*El Paso, Tex.*)

An area for storing and switching of freight and passenger rolling stock. (*Prince William County, Va.*)

A facility for the operation of a line-haul or short-line freight railroad. (*Milwaukee, Wisc.*)

■ **ramp** (See also *handicap ramp; loading berth*) A structure attached to a principal or accessory building that is constructed at a slope that meets the Uniform Building Code requirements for the purposes of providing access to a building. (*Mankato, Minn.*)

■ **ranch** (See also *farm*) A lot used primarily for the breeding of horses; raising of livestock; individual training or training of small groups of eight or fewer students; practice polo courses and arenas not used for scheduled, public, or club events; boarding only of horses, mules, or ponies directly involved with current breeding or training activities; and ancillary sales and previews of livestock and occasional weekend seminars and clinics. Permanent housing for ranch employees shall be permitted as an accessory use to

the ranch. No feed lot shall be permitted. . . . (Scottsdale, Ariz.)

A place where livestock is bred or raised. (Siskiyou County, Calif.)

■ **ranchette** (See also *dwelling definitions*) A single dwelling unit occupied by a nonfarming household on a parcel of 2.5 to 20 acres that has been subdivided from agricultural land. (*California Planning Roundtable*)

■ **rapid transit** (See *transit*)

■ **rational nexus** The clear, direct, and substantial relationship between a particular development and the public improvement needs generated by the development. (*Clarkdale, Ariz.*)

■ **ravine** (See also *natural feature*) Any natural land area with a steep-sided, wooded valley typically with continual or intermittent running water at its base, that has a drop in elevation from the top ravine edge equal to or greater than two feet vertical for every 10 feet horizontal. . . . A ravine shall not include: (i) mere depressions, gullies, or streams that do not have adjacent, larger, wooded steep-sided areas; (ii) the upper reaches or secondary reaches of a steep sided, wooded valley, that has been extensively filled or extensively graded; . . . or (iii) the extreme upper reaches or secondary reaches of a steep-sided, wooded valley, that is less than 150 feet in length and that is isolated from all primary ravine areas as a result of man-made improvements, such as roads or other structures. (*Lake Bluff, Ill.*)

■ **reach** (See *watercourse reach*)

■ **real estate development**

Commentary: *There are many complex terms related to real estate. Due to space constraints, we opted not to define them all; rather, we are directing readers to Appendix A of PAS Report 380, Analyzing the Economic Feasibility of a Development Project: A Guide for Planners by Richard J. Roddewig and Jared Schlaes, or contact your PAS representative for a xeroxed copy of that appendix.*

■ **reclaimed materials** (See also *recyclable material*) Materials obtained from a waste product or by-product. (*Cudahy, Wisc.*)

■ **reclaimed water** (See also *greywater*) Tertiary treated effluent, suitable for use in landscaping or water features as determined by the presiding water district. (*San Juan Capistrano, Calif.*)

■ **reclamation** (See also *resource recovery*) The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures. (*Truckee, Calif.*)

The employment in a surface mining operation of procedures designed to minimize, as much as practical, the disruption of the surface mining operation and to provide for rehabilitation of any such surface resources adversely affected by such mining operations through the rehabilitation of plant cover, soil stability, water resources, and other measures appropriate to the subsequent beneficial use of mined and reclaimed lands. (*Deschutes County, Ore.*)

The reasonable rehabilitation of the affected land for useful purposes, and the protection of the natural resources of the surrounding area. Although both the need for and the practicability of reclamation will control the type and degree of reclamation in any specific instance, the basic objective will be to establish on a continuing basis the vegetative cover, soil stability, water conditions and safety conditions appropriate to the area. (*Concord, N.C.*)

■ **reclamation plan** The operator's written proposal as required and approved by [local government] for reclamation of the affected land, which shall include but not be limited to: (a) proposed practices to protect adjacent surface resources; (b) specifications for surface gradient restoration to a surface suitable for

the proposed subsequent use of the land after reclamation is completed, and proposed method of accomplishment; (c) manner and type of revegetation or other surface treatment of the affected areas; (d) method of prevention or elimination of conditions that will be hazardous to animal or fish life in or adjacent to the area; (e) method of compliance with state air and water pollution laws; (f) method of rehabilitation of settling ponds; (g) method of control of contaminants and disposal of mining refuse; (h) method of restoration or establishment of stream channels and streambanks to a condition minimizing erosion, siltation, and other pollution; (i) maps and other supporting documents as may be reasonably required by [local government]; and (j) a time schedule that meets the requirements. (*Concord, N.C.*)

■ **reconstruction** (See also *restoration*) The authentic reproduction of a building or site that once existed, but disappeared or was demolished. (*Jacksonville, Fla.*)

The rebuilding of a structure in such a manner and to such an extent as to substantially replace the existing structure. (*Chenequa, Wisc.*)

■ **record** (See also *minutes*) A document kept in the ordinary course of business by a governmental unit. Also, the written expression of the proceedings of a public body. Meeting minutes are one form of record. (*New York Planning Federation*)

■ **record of survey** (See also *plat*) A map prepared by a professional land surveyor that re-establishes survey controls, boundaries, locations of improvements, or the alignment of right-of-ways for recording. (*Unalaska, Alaska*)

■ **recreation** The refreshment of body and mind through forms of play, amusement, or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive, such as enjoying the natural beauty of the shoreline or its wildlife. (*Renton, Wash.*)

The pursuit of leisure-time activities occurring in an outdoor setting. (*Temple Terrace, Fla.*)

■ **recreation, active** Leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term "active recreation" includes but is not limited to swimming, tennis, and other court games, baseball and other field sports, golf and playground activities. (*Tumwater, Wash.*)

Recreation requiring some constructed facilities and organized activities. (*Jefferson County, Colo.*)

Recreation that is typically characterized by the participation in sports programs. This type of recreation usually involves high vehicle trip generations, or have the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor. Examples include but are not limited to: outdoor swimming pools, lighted tennis courts, lighted baseball/softball and football/soccer complexes, golf courses, and public boat ramps. (*Hot Springs, Ark.*)

Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include but are not limited to playgrounds, ball courts, golf courses, and swimming pools. (*Willistown Township, Pa.*)

■ **recreation camp** (See *camp, recreation*)

■ **recreation, commercial** Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Includes, but not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, and billiard halls, but not movie theaters. (*Durham, N.C.*)

Any commercial enterprise which receives a fee in return for the provision of some recreational activity including but not limited to: racquet clubs, health facilities, and amusement parks, but not including amusement centers. (*Limington, Maine*)

■ **recreation, commercial indoor** A commercial recreational land use conducted entirely within a building, including arcade, arena, art gallery and studio,

art center, assembly hall, athletic and health clubs, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, tennis court. (*Glenwood Springs, Colo.*)

An indoor facility, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, snack bar, restaurant, retail sales of related sports, health or fitness items, and other support facilities. (*South Boston, Mass.*)

■ **recreation, commercial outdoor** Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, and motorized model airplane flying facilities. (*Blacksburg, Va.*)

Commercial recreation premises consisting of woodlands, water courses, and fields used for active recreational activities that do not require modifying the existing setting, including but not limited to, paintball, laser tag, and orienteering. (*Durham, N.C.*)

Recreational uses conducted almost wholly outdoors, including golf driving ranges (not associated with a golf course), miniature golf, firing ranges, water parks, amusement parks, and similar uses. (*Renton, Wash.*)

A recreational land use conducted outside of a building, characterized by potentially moderate impacts on traffic, the natural environment, and the surrounding neighborhood, including athletic fields; miniature golf; skateboard park; swimming, bathing, wading and other therapeutic facilities; tennis, handball, basketball courts; batting cages, trampoline facilities. (*Glenwood Springs, Colo.*)

■ **recreation equipment** Play apparatus such as swing sets and slides, sandboxes, poles for nets, unoccupied boats and trailers, picnic tables, lawn chairs, barbecue stands, and similar equipment or structures but not including tree houses, swimming pools, playhouses, or sheds utilized for storage of equipment. (*Vandais Heights, Minn.*)

A barbecue pit, hot tub, paved court, play structure and equipment, sauna, swimming pool, swing set, tree house, and other similar structures. (*Glen Ellyn, Ill.*)

Play apparatus such as swing sets and slides, sandboxes, poles for nets, unoccupied boats and trailers not exceeding 20 feet in length, picnic tables, lawn chairs, barbecue stands, and similar equipment or structures. This definition shall not include tree houses, swimming pools, playhouses exceeding 25 square feet of floor area, or sheds utilized for storage of equipment. (*Jordan, Minn.*)

■ **recreation facility, commercial** Recreation facilities operated as a business and open to the general public for a fee. (*Santa Rosa, Calif.*)

■ **recreation facility, private** Country clubs, riding stables, golf courses, and other private noncommercial recreation areas and facilities, or recreation centers, including private swimming pools. (*Rapid City, S.Dak.*)

A private recreational facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities. These facilities are usually proposed or planned in association with development and are usually located within or adjacent to such development. (*Blacksburg, Va.*)

Clubs or recreation facilities for which a membership charge may be made and which are open only to bona fide members and their guests. A private recreational facility may not be open or available to members of the general public. (*Santa Rosa, Calif.*)

■ **recreation facility, public** Publicly owned or operated recreation facilities. (*Santa Rosa, Calif.*)

■ **recreation fire** A fire contained within a pit, barrel, or other noncombustible enclosure for the purpose of pleasure, religious, ceremonial, or other similar purposes. (*Hilton Head Island, S.C.*)

■ **recreation, mechanized** Recreation activities which require the use of motors or engines for the operation of equipment or participation in the activity. (*Limington, Maine*)

■ **recreation, outdoor concession** (See also **snack shop**) A structure devoted to the sale of confections, snacks, or other light meals and providing no inside seating nor drive-in service for the customers. (*Empire, Wisc.*)

Any retail sales operation from a location not involving a permanent building for the purpose of housing or conducting sales using a temporary table, stand, cart, or similar equipment; but not including a mobile vending vehicle licensed and operated pursuant to the provisions of [local code]. The sale of food for on-site consumption is prohibited. The operation of the temporary concession stand is subject to the development standards in [local code]. (*Sacramento County, Calif.*)

■ **recreation, passive** (See also **park, passive use**) Recreational activities that generally do not require a developed site. This generally includes such activities as hiking, horseback riding, and picnicking. (*Durham, N.C.*)

Recreation that involves existing natural resources and has a minimal impact. (*Jefferson County, Colo.*)

Nonmotorized recreation not requiring "development," as defined, nor requiring any alteration of existing topography, nor any activity regulated pursuant to this section. Such passive recreation shall include but not be limited to hiking, hang gliding, bicycling, picnicking, and birdwatching. (*Middlefield, Conn.*)

Outdoor leisure activities that are low vehicle trip generators, and have a low potential for nuisance to adjacent property owners. Examples include but are not limited to: parks, walking, jogging, hiking, and bicycle paths/trails. (*Hot Springs, Ark.*)

Those recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed. Such uses include but are not limited to hiking and picnicking. (*Willistown Township, Pa.*)

■ **recreation, rural** Facilities for outdoor recreational activities including: outdoor archery, pistol, rifle, and skeet clubs; rodeo facilities; guest ranches; health resorts including outdoor hot springs or hot tub facilities. (*Truckee, Calif.*)

■ **recreation support facilities** Those facilities used exclusively for the preparation, maintenance, and storage of equipment used in recreational activities; business operations and nonresidential shelter facilities for persons engaged in said activities; for example, trailers housing field offices for rafting companies. (*Glenwood Springs, Colo.*)

■ **recreation vehicle (RV)** Any building, structure, or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pick-up coaches (campers), motorized homes, boats, travel trailers, and camping trailers not meeting the specifications required for a manufactured home or mobile home. (*Clark County, Nev.*)

A vehicle built on a single chassis, containing 400 square feet or less when measured at the largest horizontal projections and designed to be self propelled or towed by another vehicle. A recreational vehicle is not designed or intended for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as travel trailers, motor homes, boats, house boats, and campers. (*Fort Wayne, Ind.*)

A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. . . . (*Jacksonville, Fla.*)

A term encompassing any type of vehicle used primarily for recreational pleasure. Examples include but not limited to travel trailers, motor homes, boats, snowmobiles, etc. Recreational vehicles shall include any mobile structure designed for temporary occupancy, but shall exclude manufactured homes. (*Wood River, Ill.*)

A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is either self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van. (*North Liberty, Iowa*)

Any camping trailer, motor home, mini-motor home, travel trailer, truck camper, van camper, and boat trailer used primarily for recreational purposes and not used commercially, as well as any vehicle bearing recreational vehicle registration (license) plates. (*Glen Ellyn, Ill.*)



passive recreation

■ **recreation vehicle campground** A lot or parcel of land occupied or intended for occupancy by recreational vehicles or tents for travel, recreational, or vacation usage for short periods of stay subject to the provisions of this title. (*Richland, Wash.*)

■ **recreation vehicle, dependent** A recreational vehicle which does not contain water or sewage disposal facilities. (*Richland, Wash.*)

■ **recreation vehicle, independent** A recreational vehicle which can operate independently of connections to water and sewer systems and contains a water-flush toilet, lavatory, and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the vehicle. (*Richland, Wash.*)

■ **recreation vehicle park** Any lot or parcel of land used or intended to be used for the accommodation of two or more recreational vehicles for transient dwelling purposes. (*Clark County, Nev.*)

A commercial use providing space and facilities for motor homes or other recreational vehicles for recreational use or transient lodging. There is no minimum required stay in a recreational vehicle park. Uses where unoccupied recreational vehicles are offered for sale or lease, or are stored, are not included. (*Portland, Ore.*)

A parcel of land reserved for the location of recreational vehicles, including buildings and sites set aside for group camping and similar recreational vehicles. (*Clearwater, Fla.*)

A lot developed with facilities for accommodating temporarily occupied travel trailers in accordance with the requirements of [local code]. (*Wood River, Ill.*)

Any lot or parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy for a fee by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. (*North Liberty, Iowa*)

A lot or parcel of land occupied or intended for occupancy by recreational vehicles for travel, recreational, or vacation

uses allowing for longer periods of stay subject to the provision of this title. (*Richland, Wash.*)

■ **recreation vehicle park service building** A structure in a manufactured (mobile) home or recreational vehicle park containing laundry, restrooms, or showers, intended to serve the needs of the residents of the park. (*Sandy, Ore.*)

■ **recreation vehicle space** A parcel of land in a recreational vehicle park or campground for the placement of a single recreational vehicle and the exclusive use of its occupants. (*Richland, Wash.*)

A plot of ground within a recreational vehicle park designed for the accommodation of one recreational vehicle. (*Prescott Valley, Ariz.*)

■ **rectory** (See *parsonage*)

■ **recyclable material** Residential, commercial, and industrial materials or byproducts that are set aside, handled, packaged, or offered for collection separate from garbage for the purpose of being processed and then returned to the economic mainstream in the form of commodities or products. (*Oakland, Calif.*)

Waste materials that are collected, separated, or processed, and used as raw materials for products. Recyclables may also include yard wastes for composting purposes, including but not limited to lawn clippings, brush, leaves, weeds, and tree trimmings. (*Santa Rosa, Calif.*)

Reusable materials including but not limited to metals, glass, plastic, and paper which are intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. The term "recyclable materials" does not include refuse or hazardous materials. (*Wood River, Ill.*)

Reusable materials including but not limited to metals, glass, plastic, wood, and paper that are intended for remanufacturing or reconstitution. Recyclable materials do not include junk, rubbish, refuse, or hazardous waste. (*Boulder County, Colo.*)

■ **recyclables, household** Waste material from normal household operations

accepted at recycling centers, including but not limited to glass, plastic, aluminum, tin, newspaper, cardboard, lawn clippings, leaves, and tree branches. (*Rapid City, S.Dak.*)

■ **recycling area** Space allocated for collecting and loading of recyclable materials. (*San Juan Capistrano, Calif.*)

■ **recycling center** (See also *resource recovery*) A building in which recyclable material only is collected, processed, and/or baled in preparation for shipment to others who will use those materials to manufacture new products. (*Clark County, Nev.*)

A building or an area where the primary activity is the separation of materials prior to shipment for remanufacture into new materials. This shall not include junk yards or wrecking yards. (*Durham, N.C.*)

A facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This facility can be a temporary and/or mobile, profit or not-for-profit operation, not accessory to the principal permitted use or a permanent installation that is the principal permitted use. (*Jefferson County, Colo.*)

A facility where recyclable materials, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products are recycled, reprocessed, and treated in order to return such products to a condition where they may be reused. (*Fort Wayne, Ind.*)

A building or enclosed area used for the collection and processing of recyclable materials. Processing means the preparation of material for shipment, or an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Processing facilities include storage and loading areas located entirely on the processing center site. (*Chico, Calif.*)

■ **recycling collection center** A center for the acceptance by donation, redemp-

tion, or purchase of recyclable materials from the public. Collection centers include: reverse vending machines or groups of reverse vending machines occupying more than 75 square feet, a mobile recycling unit, kiosk-type units that may include permanent structures, unattended containers placed for the donation of recyclable materials. (*Chico, Calif.*)

A building and/or site in which source-separated recoverable materials, such as newspapers, glassware, and metal cans are collected, stored, flattened, crushed, or bundled prior to shipment to others who will use those materials to manufacture new products. The materials are stored on-site in bins or trailers for shipment to market. (*Blue Springs, Mo.*)

A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public. A collection facility includes (1) reverse vending machine facilities, (2) small collection facilities that occupy an area of not more than 500 square feet, (3) large collection facilities that may occupy an area of more than 500 square feet and that may include permanent structures. (*Walnut Creek, Calif.*)

A facility for the drop-off and temporary holding of materials such as paper, cardboard, glass, metal, plastic, batteries, and motor oil. Processing of materials is limited to glass breaking and separation. Recycling materials are not sold to a recycling drop-off center. A recycling drop-off center is intended for household or consumer use. Use by commercial or industrial establishments is not included. Unattended drop-off stations for single materials, such as newspaper, are also not included. (*Portland, Ore.*)

An accessory use, structure, or enclosed area that serves as a neighborhood drop-off point for temporary storage of recyclable materials. A recycling collection point may also include a facility for the temporary collection of used clothing and household goods. (*Fort Wayne, Ind.*)

An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable materials. No permanent storage or processing of such

items would be allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas, such as in churches or schools. (*Jacksonville, N.C.*)

A convenient location not within a public right-of-way where mobile depots or drop boxes may be sited as a recyclable material collection point for nearby residents prior to delivery to a broker or user of such materials. (*Clackamas County, Ore.*)

■ **recycling facility** A facility that accepts recyclable materials and may perform some processing activities. The principal function is to separate and store materials that are ready for shipment to end-use markets, such as paper mills, aluminum smelters, or plastic remanufacturing plants. The presence of power-driven processing equipment distinguishes a processing facility from a collection facility. The facility receives and processes only residential and commercial recyclables such as food and beverage containers and paper. (*Wood River, Ill.*)

Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including but not limited to scrap metals, paper, rags, tires, and bottles, and other such materials. (*North Liberty, Iowa*)

An establishment for the processing (separation and/or recovery) or collection of recyclable materials from solid wastes. Recycling of oil or other liquids may also occur. (*Burien, Wash.*)

A center for the collection or processing of recyclable materials. A certified recycling or processing facility is certified by the [state] Department of Conservation as meeting the requirements of [state law]. A recycling facility does not include storage containers located on a residentially, commercially, or industrially designated site used solely for the recycling of material generated on the site. (*Truckee, Calif.*)

■ **recycling plant** (See also **resource recovery**) A facility that is not a salvage yard and in which recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products are recycled, re-

processed, and treated to return such products to a condition in which they may again be used for production. (*Jacksonville, N.C.*)

■ **recycling processing facility** A building used for the collection or processing of recyclable material. "Processing" shall mean the preparation of material for efficient shipment by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting, or cleaning. (*Loveland, Colo.*)

A building or enclosed space for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, shredding, mechanical sorting, cleaning, and re-manufacturing. Processing facilities include light processing facilities and heavy processing facilities. (*San Juan Capistrano, Calif.*)

■ **recycling, tire processing site** A site actively used to produce or manufacture usable materials, including fuel, from scrap tires. (*Concord, N.C.*)

■ **recycling transfer facility** A facility that receives recyclable materials . . . typically from small collection facilities and commercial vehicles for the purpose of storing, handling, batching and baling, or sorting prior to transferring to another facility. Such a facility may be involved with recycling-related collection activities not allowed at small collection facilities. (*San Jose, Calif.*)

■ **recycling unit, mobile** An automobile, truck, trailer, or van licensed by the [state], which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes, or containers transported by trucks, vans, or trailers and used for the collection of recyclable materials. (*San Juan Capistrano, Calif.*)

An automobile, truck, trailer, or van used for the collection of recyclable materials, carrying bins, boxes, or other containers. (*Truckee, Calif.*)

■ **redevelop** To demolish existing buildings or to increase the overall floor

area existing on a property; or both, irrespective of whether a change occurs in land use. (*California Planning Roundtable*)

■ **redevelopment** Any proposed expansion, addition, or major facade change to an existing building, structure, or parking facility. (*Wheeling, Ill.*)

Any rebuilding activity which has no net increase in built-upon area or which provides equal or greater stormwater control than the previous development. (*Concord, N.C.*)

■ **reflective surface** (See also *glare*) Any material or device which has the effect of intensifying reflected light, including but not limited to Scotchlite, Day-Glo, glass beads, and luminous paint. (*Sedona, Ariz.*)

■ **reforestation** (See also *forest definitions; forestry definitions; revegetation*) Replanting or planting of forest plant materials. Also includes planting in areas not originally forested for mitigation purposes. (*Beaufort County, S.C.*)

The creation of a biological community dominated by trees or other woody plants containing at least 100 live trees per acre with at least 50 percent of those trees having the potential of attaining a two-inch or greater diameter measured at 4.5 feet above the ground within seven years. Reforestation includes landscaping of areas under an approved landscaping plan. (*Maryland Department of Natural Resources*)

■ **refuse** (See also *garbage; litter; rubbish; solid waste*) The term shall be synonymous with municipal solid waste (MSW) and shall mean and include all accumulations of waste matters discarded as of no further value to the owner, such as kitchen and table waste, wrappings and small discarded containers, and small dead animals weighing not over 15 pounds, but shall exclude all manure, sewage, large dead animals, petroleum products, cleanings from public and private catch basins, washracks or sumps, white goods, bulky waste, recyclables, yard waste, and special or hazardous wastes. (*Renton, Wash.*)

Garbage (food waste) and rubbish, but not sewage or industrial wastes. The term shall include residue from burning of

materials, paper, rags, cartons, boxes, rubber, leather, tree branches, tin cans, metals, glass, and other similar materials. (*Wood River, Ill.*)

All waste soil, rock, mineral, scrap, tailings, slimes, and other material directly connected with the mining, cleaning, and preparation of substances mined and shall include all waste materials deposited on or in the permit area from other sources. (*Concord, N.C.*)

■ **region** (See also *regional*) The geographic territory that encompasses the whole area of influence of a program or impact of a problem to be addressed, usually transcending the boundaries of any single unit of local government. (*Growing Smart Legislative Guidebook*)

An area encompassing land in more than one municipality that is bound together by shared characteristics. (*New Jersey State Plan*)

■ **regional** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area. (*California Planning Roundtable*)

■ **regional planning agency** (See also *metropolitan planning organization (MPO)*) An organization engaged in areawide comprehensive and functional planning. (*Growing Smart Legislative Guidebook*)

A governmental or quasi-governmental agency that performs planning for land development for an area encompassing land in more than one county. (*New Jersey State Plan*)

The agency designated by the state land planning agency to exercise responsibilities under law in a particular region of the state. (*Temple Terrace, Fla.*)

■ **regulation** (See also *ordinance*) A rule or order prescribed for managing government. (*California Planning Roundtable*)

■ **rehabilitation** (See also *addition; alteration; historic structure, rehabilitation; remodel; repair*) The repair, preservation, and/or improvement of substandard [structure]. (*California Planning Roundtable*)

To restore to condition for constructive activity in keeping with the style of architecture of the structure. (*Troy, Ohio*)

Interior or exterior remodeling of a structure, other than ordinary repair. (*North Liberty, Iowa*)

■ **rehabilitation clinic** (See *substance abuse treatment facility*)

■ **related** (See also *family*) The following relationships by marriage, blood, or legal adoption: parent, grandparent, brother, sister, stepparent, stepsister, stepbrother, uncle, aunt; it also means the relationship of a legal guardian or ward. (*Valdez, Alaska*)

A child, parent, grandparent, brother, or sister, and such relationships resulting from adoption or remarriage (stepparent, stepchild, stepbrother, stepsister, etc.). (*Eliot, Maine*)

■ **religious assembly** A site used by a bona fide religious group primarily or exclusively for religious worship and related religious services, including a place of worship, retreat site, or religious camp. (*Blue Springs, Mo.*)

A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities. (*Blacksburg, Va.*)

■ **religious institution** (See also *church*) A church or place of worship or religious assembly with related facilities such as the following in any combination: rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult daycare, playground, cemetery. (*Prince William County, Va.*)

A building, together with its accessory buildings and use, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. (*Plymouth, Minn.*)

A building used for public worship by a congregation, excluding buildings used



religious institution

exclusively for residential, educational, recreational or other uses not normally associated with worship. Includes churches, chapels, cathedrals, temples, and similar designations. (*Concord, Pa.*)

■ **religious retreat** (See *retreat, religious*)

■ **relocate** To move to another portion of a lot or to a different lot. (*Wood River, Ill.*)

■ **relocation** (See also *structure, moved*) Any repositioning of a building on its site or moving it to another site. (*Champaign, Ill.*)

■ **remediation** (See also *mitigation*) The action or measures taken, or to be taken, to lessen, clean-up, remove, or mitigate the existence of hazardous materials existing on the property to such standards, specifications, or requirements as may be established or required by federal, state, or county statute, rule, or regulation. (*Jefferson County, Colo.*)

■ **remodel** (See also *addition; alteration; maintenance; rehabilitation; repair*) Any improvement to the exterior or interior of a building that requires an electrical, plumbing, or HVAC permit and that is not a structural alteration, new construction, or enlargement. (*Champaign, Ill.*)

As used in historic preservation, making over or rebuilding all or part of an historic structure in a way that does not necessarily preserve its historical, architectural, and cultural features and character. (*California Planning Roundtable*)

■ **renovation** (See *rehabilitation*)

■ **rent** (See also *lease*) Any payment in whole or part cash made in exchange for the human habitation or occupation of a building or dwelling unit. (*Woodside, Calif.*)

■ **rent, fair-market** (See *fair-market rent*)

■ **rentable unit** A separate room or rooms for sleeping accommodations let, rented, or leased as a unit by the room or suite, except that in the case of sleeping accommodations let or rented by the bed, a rentable unit shall be two beds. (*Hawaii County, Hawaii*)

■ **repair** (See also *rehabilitation; remodel*) Any change that does not require a building permit, that is not construction, relocation, or alteration. (*Champaign, Ill.*)

■ **repair, major** The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing which exceeds 20 percent of the replacement value of the building or structure. (*Champaign, Ill.*)

■ **repair, minor** The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing to an extent not exceeding 20 percent of the replacement value of the building or structure. (*Champaign, Ill.*)

■ **repair services** Establishments primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops, or repair of musical instruments. (*Blacksburg, Va.*)

■ **replacement value** The current construction cost for replacement of an existing building, structure, or portion thereof, including accessory facilities and other parts of an established use. (*Santa Clara County, Calif.*)

■ **replat** (See also *plat* definitions) The act of platting the lots, parcels, and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision. (*Deschutes County, Ore.*)

■ **replat, major** The reconfiguring of lots in a recorded subdivision plat that results in either the creation of four or more additional lots, deletion of four or more lots, or reconfiguring of four or more lots. (*Sandy, Ore.*)

■ **replat, minor** The reconfiguring of a portion of the lots in a recorded subdivision or partition plat that results in three or fewer lots being created, deletion of three or fewer lots, or reconfiguring of three or fewer lots. (*Sandy, Ore.*)

■ **request for proposal (RFP)** A document describing a project or services and soliciting bids for a consultant's or contractor's performance. (*Wisconsin Department of Natural Resources*)

■ **request for qualifications (RFQ)** A statement of qualifications prepared by a consultant and submitted to a community seeking assistance in a project. The RFQ should contain: contract information; a description of the form of the organization; resumes of key personnel; statement of qualifications; availability; a list of projects completed by the firm; and references (*Zephyrhills, Fla.*)

■ **research activity** The conduct of research, development, and testing in various fields of science, such as but not limited to chemistry, pharmacy, medicine, electricity, transportation and engineering. (*Glen Ellyn, Ill.*)

■ **research and development business** A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. (*San Juan Capistrano, Calif.*)

A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include research and development of computer software, information systems, communication systems, transportation, geographic information systems, multimedia and video technology. Development and construction of prototypes may be associated with this use. (*Blacksburg, Va.*)

■ **research and development facility** Research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration, or similar pollution standard as specified herein. (*Jefferson County, Colo.*)

A structure or complex of structures designed or used primarily for research development functions related to industry and similar fields of endeavor. (*Cranberry Township, Pa.*)

An establishment which conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing. This term includes but is not limited to a biotechnology firm or a manufacturer of nontoxic computer components. (*Milwaukee, Wisc.*)

A use engaged in research and development, testing, assembly, repair, and manufacturing in the following industries: biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software. Office, warehousing, wholesaling, and distribution of the finished products produced at the site are allowed as part of this use. (*Burien, Wash.*)

(1) An administrative, engineering, scientific research, design, or experimentation facility; (2) includes research on such things as electronic components, optical equipment, etc., but not research requiring the use of animal husbandry (includ-

ing dogs, poultry, or monkeys), heavy equipment (such as construction equipment); and (3) shall be free of dust, smoke, fumes, odors, or unusual vibrations or noise. The waste from such facilities shall meet the requirements of the appropriate health authority. (*Pima County, Ariz.*)

A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing. (*Londonberry, N.H.*)

■ **research park** (See also *office park*) A tract of land developed according to a master site plan for the use of a subdivision of industries and their related commercial uses, and that is of sufficient size and physical improvement to protect surrounding areas and the general community and to ensure a harmonious integration into the neighborhood. (*North Liberty, Iowa*)

■ **reserve strip** A narrow strip of land overlying a dedicated street reserved to the city for control of access until such time as additional right-of-way is accepted by the city for continuation or widening of the street. (*Sandy, Ore.*)

A strip of land located between a subdivision and other property and not dedicated to public use, but conveyed to the city for the purpose of giving the city control over development of adjacent property. (*Beaverton, Ore.*)

■ **reservoir** (See also *potable water definitions*) Any impoundment of surface waters designed to provide drinking water to the public. (*York, Va.*)

A pond, lake, basin, or other space, either natural or created in whole or in part by engineered walls or structures, which is used for storage, regulation, and control of water for recreation, power, flood control, or drinking. Sometimes called [an] impoundment. (*Woodside, Calif.*)

■ **residence** (See also *domicile*) A place where a person resides; particularly a house. (*Grand Forks, N.Dak.*)

A home, abode, or place where an individual is actually living at a specific point

in time. (*Bondurant, Iowa; Siskiyou County, Calif.*)

The general term implying place of human habitation and embracing both residential and apartment residential district classifications. (*Columbus, Ohio*)

A structure or part of a structure containing dwelling units or rooming units, including single-family or two-family houses, multiple dwellings, boarding or rooming houses, or apartments. Residences do not include: such transient accommodations as transient hotels, motels, tourist cabins, or trailer courts; dormitories, fraternity or sorority houses; in a mixed-use structure, that part of the structure used for any nonresidential uses, except accessory to residential uses; recreational vehicles. (*Londonberry, N.H.*)

■ **residence, occupied** A dwelling actually inhabited by a person on a continuous basis as exemplified by a person living in his or her home. (*Concord, N.C.*)

■ **residence, permanent** The place where a person actually lives and which such person regularly intends to occupy over a substantial period of time. If a person has more than one such place where he or she lives, the permanent residence shall be the place occupied the majority of the time by such person. (*Lincoln, Nebr.*)

■ **resident** One who lives and usually works in the vicinity; not a visitor or transient. (*Whatcom County, Wash.*)

An individual whose principal place of living and sleeping is in a particular location is a resident of that location. (*Huntington, Ind.*)

■ **residential** Regularly used by its occupants as a permanent place of abode, which is made one's home as opposed to one's place of business and which has housekeeping and cooking facilities for its occupants only. (*Bondurant, Iowa*)

Activities within land areas used predominantly for housing. (*Temple Terrace, Fla.*)

■ **residential area** Land designated in the city or county general plan and zoning ordinance for buildings consisting only of dwelling units. May be improved,

vacant, or unimproved. (*California Planning Roundtable*)

An area of land lawfully used, designated in the comprehensive plan, and approved in a master plan, development order, or other final development approval for residential purposes. (*Temple Terrace, Fla.*)

■ **residential burn** (See also *open burning*) Open burning performed with the approval of the fire chief at the site of a one- or two-family dwelling unit for the purpose of disposing of natural vegetation generated at that location. (*Hilton Head Island, N.C.*)

■ **residential care facility** (See *elderly housing, residential care facility*)

■ **residential concierge services** The operation of an establishment that provides pick-up and delivery service, personal services such as laundry and dry cleaning drop off and pick up, packaging and shipping drop off, ground transportation, travel and entertainment-booking services and similar convenience services for occupants of the residential development. (*Cincinnati, Ohio*)

■ **residential district** The territory, not comprising a business district, fronting on a street or highway, including the street or highway, where, for a distance of 300 feet or more, the frontage is improved with residences or residences and build-

ings in use for business. (*Norton, Ohio*)

Any district classification the symbol for which has an R prefix. (*Santa Rosa, Calif.*)

All residentially zoned or used . . . land . . . [in the community] including any public or private driveway, street, road, highway, or its right-of-way to or within said land. (*Beverly Hills, Calif.*)

A single-family, two-family or multifamily residential zoning district or a planned development district where a majority of the land area or floor area is devoted to residential uses. (*Milwaukee, Wisc.*)

Land located in, and the street area immediately in front of and across the street from, any areas zoned or used . . . for residential use in the city, including . . . any planned development district in which residential uses are permitted. (*San Jose, Calif.*)

A residential development or a mixture of residential and commercial establishments characterized by a few pedestrians and a low parking demand for turnover at night. This definition includes areas with single-family homes, townhouses, and apartments. (*Renton, Wash.*)

■ **residentially zoned** Any property zoned for residential uses as per a planned unit development or any other area used for residential purposes. (*Loveland, Colo.*)

Real property situated in any of the residential zoning districts or any planned development districts . . . in which residential uses are permitted. (*San Jose, Calif.*)

■ **resolution** The recorded expression of the will of a public body. (*New York Planning Federation*)

■ **resort** (See also *hotel, resort*) A group or groups of buildings containing more than five dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities. (*Scottsdale, Ariz.*)

A building or group of buildings containing guest rooms, with a large portion of the site devoted to recreational activities, such as tennis, horseback riding, swimming, and golf. (*Pima County, Ariz.*)

An establishment complete with buildings, structures, grounds, and sanitary facilities providing lodging with or without meals or other services for the enjoyment of its guests. (*Marinette County, Wisc.*)

A recreational development, owned and managed by one person or family, partnership, or corporation, including condominium ownership, in which two or more units are rented or leased for set periods or seasons. (*Bayfield County, Wisc.*)

A building or group of buildings containing two or more guest rooms, other than a boarding house, hotel, or motel, and including outdoor recreational activities such as, but not limited to, horseback riding, golf course, swimming, tennis courts, shuffleboard courts, barbecue and picnic facilities, and dining facilities intended for the primary use of its guests, but not including bars and restaurants which cater primarily to other than guests of the guest ranch/resort. (*Concord, N.C.*)

A building or series of buildings under common ownership which provide inter-related visitor and vacation services and are intended to serve the community and the travel needs of people traveling



residential district

through the area. Typical uses include but are not limited to: overnight accommodations, meeting rooms, convention and banquet facilities, administrative facilities, maintenance and storage facilities, resort recreation facilities, and restaurant and retail uses which are customarily appurtenant to such uses. (*Deschutes County, Ore.*)

■ **resort area** An area with facilities to accommodate the needs and desires primarily of visitors, tourists, and transient guests. (*Hawaii County, Hawaii*)

■ **resort, camping** Any privately or municipally owned parcel of land accessible by automobile or other engine-driven vehicle designed for the purpose of supplying accommodations for overnight use by recreational vehicles. (*Bayfield County, Wisc.*)

■ **resource extraction** (See *extractive industry*)

■ **resource recovery** (See also *recycling definitions*) The reuse of resources, usually those present in solid wastes or sewage. (*California Planning Roundtable*)

The process of obtaining useful material or energy resources from solid waste and includes: (A) Energy recovery, which means recovery in which all or a part of the solid waste materials are processed to utilize the heat content, or other forms of energy, of or from the material. (B) Material recovery, which means any process of obtaining from solid waste, by presegregation or otherwise, materials which still have useful physical or chemical properties and can be reused or recycled from some purpose. (C) Recycling, which means any process by which solid waste materials are transformed into new products in such a manner that the original products may lose their identity. (D) Reuse, which means the return of a commodity into the economic stream for use in the same kind of application as before without change in its identity. (*Deschutes County, Ore.*)

■ **restaurant** A structure in which the principal use is the preparation and sale of food and beverages. (*Prince William County, Va.*)



restaurant

A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building and where food sales constitute more than 80 percent of the gross sales receipts for food and beverages. (*Delafield, Wisc.*)

Any establishment, however designated, at which food is sold for consumption on the premises to patrons seated within an enclosed building, or elsewhere on the premises. However, a snack bar or refreshment stand at a public, semipublic or community swimming pool, playground, playfield, or park operated by the agency or group of an approved vendor operating the recreational facilities and for the convenience of the patrons of the facility shall not be deemed to be a restaurant. (*Danville, N.Y.*)

An establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers in non-disposable containers. (*Bedford County, Va.*)

An establishment where food and/or beverages are prepared, served, and consumed, and whose principal method of operation includes one or both of the following characteristics: (1) customers are normally provided with an individual

menu and served their food and beverages by a restaurant employee at the same table or counter where the items are consumed; or (2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant building. (*Cumberland, Md.*)

Any establishment where food and drink are prepared, served, and consumed and whose design or principal method of operation is characterized by customers being provided with an individual menu and being served their food and drink by a restaurant employee at the same table or counter at which said items are consumed. A minimum of 51 percent of gross sales must be created by the sale of food. (*Ocean City, Md.*)

■ **restaurant, cafeteria** Food is selected by a customer while going through a serving line and taken to a table for consumption. (*Hopkins, Minn.*)

■ **restaurant, carry-out** A structure which is maintained, operated, or advertised or held out to the public as a place where food, beverage, or desserts are served in disposable containers or wrappers from a serving counter for consumption exclusively off the premises. (*Beverly Hills, Calif.*)

Food is prepared for consumption off the premises only. (*Hopkins, Minn.*)



carry-out restaurant

Establishments where food is usually ordered by telephone and prepared on the premises for consumption off the premises, with no seating or other area provided on the premises for consumption. The establishment may deliver food to the customer, or the customer may pick food up. (*Richfield, Minn.*)

A retail food service business that sells ready-to-eat foods, usually in bulk quantities, primarily for consumption off the premises. A carry-out restaurant that has more than limited seating (12 or fewer seats) or 75 square feet of patron area, shall be deemed to be a restaurant for zoning purposes. (*St. Paul, Minn.*)

A restaurant where food, frozen dessert, or beverages are primarily sold in a packaged, ready-to-consume state, intended for ready consumption by the customer on or off the premises. (*St. Louis, Mo.*)

An establishment where some or all of the meals or food are prepared for customers to take off the premises. (*Beaverton, Ore.*)

■ **restaurant, drive-in** A building and adjoining parking area used for the purpose of furnishing food, soft drinks, ice cream, and similar confections to the pub-

trons. Services are effected principally while patrons remain in their vehicles. (*Concord, Pa.*)

An establishment whose primary business is serving food to the public for consumption on the premises by order from and service to vehicular passengers outside the structure, where revenues from the sale of food equal at least 40 percent of the gross revenue. (*Scottsdale, Ariz.*)

An establishment deriving more than 50 percent of gross revenue from the sale of food and drink not including alcoholic beverages, and which functions as a retail outlet where food or beverages are sold and delivered to patrons in parked motor vehicles. (*Jefferson City, Mo.*)

■ **restaurant, entertainment** An establishment where food and drink are prepared, served, and consumed, within a structure that includes, as an integral component of the facility, electronic or mechanical games of skill, simulation, and virtual reality, play areas, video arcades, or similar uses, billiards, and other forms of amusement. (*Maryland Heights, Mo.*)

Any establishment providing as a principal use the combination of family-oriented recreation and on-premises dining where neither the recreation nor the on-premises dining is clearly accessory or incidental to the operation of the other. Recreation may include but is not limited to television and motion pictures; sound and sight systems; mechanical- and/or electronic-operated games; animated

seated at tables or booths within a building and which has no on-sale liquor service (on-sale beer and wine permitted as regulated by the [city] code). (*Maple Grove, Minn.*)

Food is served to a customer and consumed by [the customer] while seated at a counter or table. (*Hopkins, Minn.*)

■ **restaurant, fast-food** (See also *drive-through window*; *formula restaurant*)

Restaurants where most customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises, or able to be taken to a table or counter to be consumed. (*Richfield, Minn.*)



fast-food restaurant

An establishment engaged primarily in the business of preparing food and purveying it on a self-serve or semi self-serve basis. Customer orders and/or service may be by means of a walk-up counter or window designed to accommodate automobile traffic. Consumption may be either on or off the premises. (*Glendale, Calif.*)

Any restaurant whose design or principal method of operation includes four or more of the following characteristics: (1) 45 percent or more of the floor area is devoted to food preparation, employee work space, and customer service area; (2) a permanent menu board is provided from which to select and order food; (3) if a chain or franchised restaurant, standardized floor plans are used over several locations; (4) customers pay for food before consuming it; (5) a self-service condiment bar is provided; (6) trash receptacles are provided for self-service bussing; (7) furnishing plan indicates hard-finished, stationary seating arrange-



drive-in restaurant

lic normally for consumption outside the confines of the principal permitted building, or in vehicles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided inside for the pa-

mechanical devices and/or rides; and live entertainment. (*Fairfax County, Va.*)

■ **restaurant, family** An establishment serving food in or on nondisposable dishes to be consumed primarily while

ments; and (8) most main course food items are prepackaged rather than made to order. (*St. Paul, Minn.*)

■ **restaurant, fine** An establishment where food and drink are prepared and served. Customer turnover rates are typically one hour or longer. Such establishments serve dinner but generally do not serve breakfast and may or may not serve lunch or brunch. (*Traverse City, Mich.*)

■ **restaurant, outdoor customer dining area** (See also **outdoor service area**; **side-walk café**) A dining area with seats and/or tables located outdoors of a restaurant, coffee shop, or other food service establishment, and which is (a) located entirely outside the walls of the subject building, (b) enclosed on two sides or less by the walls of the building with or without a solid roof cover, or (c) enclosed on three sides by the walls of the building without a solid roof cover. (*Thousand Oaks, Calif.*)

An area of designated size used as a seating area with tables and chairs for the contiguous restaurant. This seating may be in addition to the indoor seating or it may be the only seating available for the restaurant. (*Melbourne, Fla.*)

■ **restaurant, sit-down** An establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools. This use may include incidental delivery service using no more than two delivery vehicles. (*Redondo Beach, Calif.*)

An establishment which sells food and beverages in a ready-to-consume state primarily to persons who are seated within the building or outside on the premises. (*Merrimack, N.H.*)

■ **restaurant, small** An establishment engaged in the preparation of food and beverages containing no more than 2,000 gross square feet and characterized pri-

marily by table service to customers in nondisposable containers. Typical uses include cafes, coffee shops, and small restaurants. (*Blacksburg, Va.*)

■ **restaurant, specialty** Establishments whose primary business is the sale of a single specialty type of food or beverage that is not considered a complete meal (e.g., candy, coffee, or ice cream). The sale of other food, beverages, or merchandise is incidental to the sale of the specialty food or beverage. Food and beverages are for customer consumption within the restaurant or restaurant patio area. (*Rancho Mirage, Calif.*)

■ **restoration** (See also **reconstruction**; **rehabilitation**) Restoring a building as nearly as possible to its appearance at a given date in time. (*Las Vegas, N.Mex.*)

Returning a critical area or its buffer to a state in which its stability and functions approach its unaltered state as closely as possible. (*Burien, Wash.*)

The act of returning a property to a former condition, such as a house museum to the time period of a famous resident. (*Troy, Ohio*)

■ **restrictive covenant** (See also **covenant definitions**; **deed restriction**) A written agreement executed by and between a property owner and the city . . . whereby the property owner for a specified consideration by the city agrees to

certain conditions, restrictions, and/or limitations on the use, maintenance, or sale of his property. Such restrictive covenant shall be recorded in the public record . . . and shall run with the land and shall be binding upon the property owner, his successors, and assigns. (*Coral Gables, Fla.*)

A restriction on the use of land set forth in a formal binding agreement. Restrictive covenants run with the land and are binding upon subsequent owners of the property. (*Renton, Wash.*)

■ **resubdivision** (See also **subdivision definitions**) The changing of an existing parcel created by a plat and recorded with the county clerk and register of deeds. (*Concord, N.C.*)

■ **retail** (See also **business, commercial**) The selling of goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license. (*Lake Elsinore, Calif.*)

■ **retail display window** A window or opening in the exterior wall of any portion of a building used for business purposes, through which merchandise, services, or business are displayed or advertized. A window glazed with transparent glass in the business portion of a building, any part of which window is less than six feet above the sidewalk or the established sidewalk grade beneath the window. (*New York, N.Y.*)



retail display window

■ **retail sales display** (See *outdoor sales display*)

■ **retail sales establishment** A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. (*Federal Way, Wash.*)



retail sales establishment, specialty

Sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by definition. (*Bedford County, Va.*)

Establishments engaged in selling commodities or goods in small quantities to ultimate customers or consumers. (*Burlingame, Calif.*)

A business having as its primary function the supply of merchandise or wares to the end consumer. Such sales constitute the "primary function" of the business when such sales equal at least 80 percent of the gross sales of the business. (*Maple Grove, Minn.*)

The retail sale of any article, substance, or commodity within a building but not including the sale of lumber or other building materials. (*King City, Calif.*)

A place of business devoted in whole or in part to the sale, rental, or servicing of goods or commodities which are nor-

mally delivered or provided on the premises to a consumer. (*Glen Ellyn, Ill.*)

Establishments selling commodities directly to the consumer. (*Lake Lure, N.C.*)

An establishment of more than 10,000 but less than 25,000 square feet of gross floor area in which 60 percent or more of the gross floor area is devoted to the sale or rental of goods or merchandise to the general public for personal or household consumption or to services incidental to the sale or rental of such goods or merchandise. (*Loveland, Colo.*)

■ **retail sales establishment, accessory**

The retail sales of various products (including food) in a store or similar facility that is located within a health care, hotel, office, or industrial complex for the purpose of serving employees or customers, and is not visible from public streets. These uses include pharmacies, gift shops, and food service establishments within hospitals; and convenience stores and food service establishments within hotels, offices, and industrial complexes. (*Rancho Mirage, Calif.; Truckee, Calif.*)

■ **retail sales establishment, bulk merchandise** (See also *big-box retail establishment; warehouse, retail*)

A retail establishment engaged in selling goods or merchandise to the general public as well as to other retailers, contractors, or businesses, and rendering services incidental to the sale of such goods. Bulk retail involves a high volume of sales of related and/or unrelated products in a warehouse setting and may include membership warehouse clubs (i.e., "big box" retail). Bulk retail is differentiated from general retail by any of the following characteristics: items for sale include large, categorized products (e.g., lumber, appliances, household furnishings, electrical and heating fixtures and supplies, wholesale and retail nursery stock, etc.) and may also include a variety of carry-out goods (e.g., groceries, household, and personal care products). (*Federal Way, Wash.*)

The sale of goods that require a large amount of floor space and which involves goods both warehoused and retailed at the same location. Examples of bulk re-

tail are furniture and large appliances. Bulk retail shall not include the warehousing and retailing of motor vehicles. (*Santa Rosa, Calif.*)

A retail use that is housed in a warehouse-style building, is developed as a warehouse style building both on the interior and exterior, sells primarily institutional sized or multipack products in bulk quantities, has limited hours of operation, and is not part of a larger shopping center. (*Beaverton, Ore.*)

Any retail trade use characterized by the sale of bulky items, outside display or storage of merchandise or equipment, such as farm and garden supplies, ice storage houses, lumber and building materials, marine equipment sales and service, and stone monument sales. (*Rock Hall, Md.*)

■ **retail sales establishment, food**

Any establishment selling food or beverages for consumption off-premises either immediately or with further preparation. Such establishments may include, but not be limited to, supermarket, grocery store, bakery, candy store, butcher, delicatessen, convenience store, and similar establishments. (*Champaign, Ill.*)

■ **retail sales establishment, general merchandise**

Establishments that are retail operations that carry an assortment of merchandise from all the other categories. Such establishments may include but are not limited to department store, discount store, farm store, and similar establishments. (*Champaign, Ill.*)

■ **retail sales establishment, household**

Establishments are retail operations that sell goods for furnishing or improving housing units. These establishments may include but are not limited to furniture store, home improvement center, electronic store, appliance store, and similar establishments. (*Champaign, Ill.*)

■ **retail sales establishment, neighborhood**

A use devoted exclusively to the retail sale of a commodity or commodities. The sales area of such use shall be indoors only, and the total enclosed area for such use shall not exceed 4,000 square feet. (*Golden, Colo.*)

■ **retail sales establishment, medium-scale** Establishments of more than 10,000 square feet and not greater than 30,000 square feet of gross floor area engaged in the sale or rental of goods for consumer or household use; excluding, however, animal sales or service; building materials and/or supplies, sales, or rental; and food sales or markets. Typical uses include sale of consumer goods or art or craft objects, flower shops, gift shops, and boutiques. (*Denver, Colo.*)

■ **retail sales establishment, small-scale** Establishments of 10,000 square feet or fewer of gross floor area engaged in the sale or rental of goods for consumer or household use; excluding, however, animal sales or service; building materials and/or supplies, sales, or rental; and food sales or markets. Typical uses include sale of consumer goods or art or craft objects, flower shops, gift shops, and boutiques. (*Denver, Colo.*)

An establishment of 10,000 square feet or less of gross floor area in which 60 percent or more of the gross floor area is devoted to the sale or rental of goods or merchandise to the general public for personal or household consumption or to services incidental to the sale or rental of such goods or merchandise. (*Loveland, Colo.*)

■ **retail sales establishment, specialty** Retail operations that specialize in one type or line of merchandise. Such stores may include but are not limited to apparel stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments. (*Champaign, Ill.*)

■ **retail services establishment** Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places, hotels and motels, finance, real estate and insurance, personal service, motion pictures, amusement and recreation services, health, educational, and social services, museums, and galleries. (*Maryland Heights, Mo.*)

■ **retaining wall** A wall or similar structure devised used at a grade change

to hold the soil on the up-hillside from slumping, sliding, or falling. (*Beaufort County, S.C.*)

Any fence or wall built or designed to retain or restrain lateral forces of soil or other materials, said materials being similar in height to the height of the wall. (*Fort Wayne, Ind.*)

A wall or terraced combination of walls used to retain more than 18 inches of material and not used to support, provide a foundation for, or provide a wall for a building or structure. (*Beverly Hills, Calif.*)

A structure to hold a mass of earth material at a higher position. (*Santa Clarita, Calif.*)

A man-made barrier constructed for the purpose of stabilizing soil, retarding erosion, or terracing a parcel or site. (*Concord, N.C.*)

Any fence or wall built or designed to retain or restrain lateral forces of soil or other materials, said materials being similar in height to the height of the wall. (*Fort Wayne, Ind.*)

■ **retaining wall, enclosed** A retaining wall located on a lot such that it is visually shielded by other permanent structures and cannot be seen from public streets and adjacent lots. (*Oakland, Calif.*)

■ **retention** (See also *detention* definitions; *stormwater* definitions) The permanent on-site maintenance of stormwater. (*Gurnee, Ill.*)

■ **retention pond** (See also *detention pond*) A wet or dry stormwater holding area, either natural or manmade, which does not have an outlet to adjoining watercourses or wetlands other than an emergency spillway. (*Grand Traverse County, Mich.*)

A pond or pool used for the permanent storage of water runoff. (*Clarkdale, Ariz.*)

A permanent, natural, or man-made structure that provides for the storage of stormwater runoff by means of a permanent pool of water. (*Hopkins, Minn.*)

A facility to collect and hold stormwater runoff with no surface outflow. (*Sandy, Ore.*)

Structures designed to collect and prevent the release of a given volume of stormwater by complete on-site storage. (*Temple Terrace, Fla.*)

Structure constructed with the purpose of diverting, passing, conveying, storing, or carrying storm water (i.e., culverts and bridges). (*Polk County, Fla.*)

A stormwater facility that is designed to accept runoff from a developed site and discharge it at a limited rate. Flows exceeding the limited rate are stored until they can be released at the limited rate (when the runoff rate into the system drops below the limited rate). A specified volume is stored indefinitely (retained) until it is displaced by runoff from another storm. (*Redmond, Wash.*)

■ **retirement community** (See *elderly housing; retirement housing*)

■ **retreat center** (See also *camp, organizational*) A facility used for professional, educational, or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved, but kitchen and dining facilities shall be located in a single centrally located building or buildings. (*Carroll County, Md.*)

A facility which (1) is operated by a non-profit organization; (2) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal, or solitude; and (3) by its nature, needs to be located in a quiet, sparsely populated, natural environment. (*Moorpark, Calif.*)

■ **retreat, religious** Lodging facilities operated by religious or secular organizations for their members and not open to the general public. Includes convents and monasteries. (*Truckee, Calif.*)

■ **retrofitting** To improve or reconstruct an existing facility with the intent

of bringing it into compliance (or where that is not feasible, more nearly into compliance) with modern standards for such facilities. . . . (*Volusia County, Fla.*)

■ **revegetation** (See also *mitigation*) Restoration and mitigation measures for a disturbed natural area or buffer zone. (*Loveland, Colo.*)

The re-establishment of vegetation on previously disturbed land, for the purpose of stabilization and the re-establishment of pre-existent aesthetic qualities. (*Sedona, Ariz.*)

■ **revegetation area** An area that has been scarred by prior construction or development activity, and that has had plant and rock material reintroduced. (*Sedona, Ariz.*)

■ **reverse commute** (See *commute, reverse*)

■ **reversion clause** (See also *development permit*) A requirement that may accompany special use permit approval or a rezoning that returns the property to its prior zoning classification if a specified action (such as taking out a building permit or beginning construction) does not begin in a specified period of time, say, one year. (*Handbook for Planning Commissioners in Missouri*)

■ **review authority** (See also *planning commission*) The individual or official town body (the director, planning commission, or town council) identified by [local code] as having the responsibility and authority to review and approve or disapprove the permit applications described in [local code]. (*Truckee, Calif.*)

■ **revitalization** (See also *urban renewal*) The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character. (*Jacksonville, Fla.*)

Re-establishing the economic and social vitality of urban areas through infill, legislation, tax incentives, commercial development, etc. within existing urban areas to take advantage of existing investments in infrastructure and reduce the negative impacts of urban sprawl. (*Washtenaw County, Mich.*)

■ **rezoning** (See *zoning amendment*)

■ **rezoning, conditional** A rezoning for which conditions of approval are applied. (*Sedona, Ariz.*)

■ **ridesharing** (See also *paratransit; transportation demand management (TDM)*) Transportation of more than one person for commute purposes, in a motor vehicle, with or without the assistance of a commuter matching service. (*Tucson, Ariz.*)

A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools. (*California Planning Roundtable*)

The transportation of persons in a motor vehicle where such transportation is incidental to another purpose of a volunteer driver and includes ridesharing arrangements known as carpools, vanpools, and buspools. (*Norton, Ohio*)

■ **ridge** (See also *bluff; hill*) A relatively narrow elevation that is prominent because of the steep angle at which it rises; an elongated crest, or series of crests, with or without individual peaks, significantly higher than the adjoining ground. (*Scottsdale, Ariz.*)

A hill that is proportionally longer than it is wide, generally with steeply sloping sides. (*Whatcom County, Wash.*)

The top portion of a landform such as a hill or mountain. (*Santa Clarita, Calif.*)

■ **ridge, prominent** (See also *hill crest*) A ridge location that is visible from a major arterial, secondary, or collector street, which is seen as a distinct edge against a backdrop of land. Said ridge locations are designated on the city map of prominent ridges. (*Brea, Calif.*)

■ **ridgeline** A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another. (*California Planning Roundtable*)

■ **ridgeline development** Development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area. (*Monterey County, Calif.*)

■ **riding academy** (See also *equestrian facilities; farm, horse; stable*) An establishment where horses are boarded and cared for, and where instruction in riding, jumping, and showing is offered, and where horses may be hired for riding. (*Garrett, Ind.*)

■ **right-of-way** A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities. (*Clark County, Nev.*)

The line determining the street or highway public limit or ownership. (*Danville, N.Y.*)

A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bike paths, alleys, and walkways. A public right-of-way is a right-of-way that is dedicated or deeded to the public for public use and under the control of a public agency. (*Portland, Ore.*)

An area of land not on a lot that is dedicated for public or private use to accommodate a transportation system and necessary public utility infrastructure (including but not limited to water lines, sewer lines, power lines, and gas lines.) In no case shall a right-of-way be construed to mean an easement. (*Beaufort County, S.C.*)

A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities. (*Glen Ellyn, Ill.*)

An area dedicated to public use for pedestrian and vehicular movement, which may also accommodate public utilities. (*Golden, Colo.*)

A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, and bridges. (*Archbold, Ohio*)

■ **right-of-way encroachment** Any building, fence, sign (permanent or temporary), or any other structure or object of any kind (with the exception of utilities and public road signs), which is placed, located or maintained in, on, under, or over any portion of the right of way. (*Charleston, Ill.*)

■ **right-of-way line** The limit of publicly owned land or easement encompassing a street or alley. (*Columbus, Ohio*)

The lines that form the boundaries of a right-of-way. (*Bondurant, Iowa*)

■ **right-of-way, railroad** (See also **railroad definitions**) A public or private right-of-way, for the purpose of allowing rail travel. (*Portland, Ore.*)

A roadway not exceeding 200 feet in width occupied by a main track or other trackage including but not limited to land as may be reasonably needed for the purpose of cuttings and embankments necessary for the proper construction and security of its tracks, and any and all rights and appurtenances authorized by state or federal law. (*El Paso, Tex.*)

■ **right-of-way, ultimate** The right-of-way shown as ultimate on an adopted precise plan of highway alignment; or the street rights-of-way shown within the boundary of a recorded tract map, a recorded parcel map, or a recorded development plan. The latest adopted or recorded document in the cases mentioned in this section shall take precedence. If none of these exist, the ultimate right-of-way shall be considered the right-of-way required by the highway classification as shown on the master plan of arterial highways. In all other instances, the ultimate right-of-way shall be considered to be the existing right-of-way. (*Palm Desert, Calif.*)

■ **right-to-farm law** (See also **conservation, agricultural land; farm, family**)

[A law] intended to protect farmers and ranchers from nuisance lawsuits. Every state in the nation has at least one right-to-farm law. Some statutes protect farms and ranches from lawsuits filed by neighbors who moved in after the agricultural operation was established. Others protect farmers who use generally accepted agricultural and management practices and

comply with federal and state laws. Twenty-three right-to-farm laws also prohibit local governments from enacting ordinances that would impose unreasonable restrictions on agriculture. (*American Farmland Trust*)

■ **rimrock** (See also **natural feature**) Any ledge, outcropping, or top of overlying stratum of rock, which forms a face in excess of 45 degrees. (*Deschutes County, Ore.*)

■ **Ringelmann number** (See also **smoke unit**) The number appearing on the Ringelmann Chart ascribed by the observer to the density of the smoke emission. Where the density of light obstructing capacity of the smoke as observed falls between two consecutive Ringelmann Numbers, the lower Ringelmann Number shall be considered the density of the smoke observed. (*Gurnee, Ill.*)

■ **riparian buffer** A vegetated buffer strip along a watercourse that filters stormwater and provides wildlife habitat. (*Wayne County, Ohio*)

■ **riparian habitat** A habitat that is strongly influenced by water and that occurs adjacent to streams, shorelines, and wetlands. (*Anne Arundel County, Md.*)

Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater. (*California Planning Roundtable*)

A natural plant community dependent upon a water body or water course. (*Monte-rey County, Calif.*)

Living organisms (plants and animals) and habitat that occur in association with any spring, lake, watercourse, river, stream, creek, or other body of water, either surface or subsurface. (*Concord, N.C.*)

The area adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem. (*Sandy, Ore.*)

■ **riparian vegetation** (See also **vegetative buffer**) An association of plant species growing adjacent to freshwater water

courses, including perennial and intermittent streams, lakes, and other bodies of fresh water. (*San Luis Obispo County, Calif.*)

■ **riparian woodland** (See also **woodlands**) A plant community with lush growths of trees and shrubs, supported by wet conditions along seasonally and permanently flowing freshwater streams and rivers. (*Monterey County, Calif.*)

■ **riprap** (See also **bulkhead; shoreline stabilization**) A layer, facing, or protective mound of rubble or stones randomly placed to prevent erosion, scour, or sloughing of a structure or embankment; also the stone used for this purpose. (*Yakima County, Wash.*)

Rocks, irregularly shaped, and at least six inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two units horizontal to one vertical or less. (*Limington, Maine*)

■ **river** (See also **creek; stream; water bodies; watercourse**) A free-flowing body of water including its associated floodplain wetlands from that point at which it provides drainage for a watershed of 25 square miles to its mouth. (*Gorham, Maine*)

A flowing body of water or estuary or a section, portion, or tributary thereof, including rivers, streams, creeks, runs, kills, rills, and small lakes. (*Concord, N.C.*)

■ **riverbank** (See also **stream bank**) Rising ground bordering a flowing body of water. (*Chelsea, Mass.*)

■ **riverboat gambling** (See **gambling, riverboat**)

■ **riverine** Relating to, formed by, or resembling a river (including tributaries, streams, creeks, or brooks). (*Glen Ellyn, Ill.*)

■ **riverwalk** (See also **esplanade**) A publicly owned or privately owned way, generally open to the sky and unobstructed by buildings, that runs along the river edge and is open to the public during specified times. It may include, without limitation, any combination of open space, paved areas, landscaped areas, pedestrian paths, and pedestrian furnishings. (*Chicago, Ill.*)

■ **road** (See also **street** definitions) All property dedicated or intended for public or private road, street, alley, highway, freeway, or roadway purposes or to public easements therefore. (*Johnson County, Iowa*)

That portion of a highway improved, designed, or ordinarily used for vehicular travel. If a highway includes two or more separate roadways, the term "roadway" shall refer to any such roadway separately but not to all such roadways collectively. (*Shreveport, La.*)

That portion of a street between the regularly established curb lines. (*Oak Park, Ill.*)

That portion of a right of way available for vehicular travel, including parking lanes. (*Westlake, Ohio*)

■ **road, constrained** A road that operates below the adopted level-of-service which may not be feasible to expand by adding two or more lanes due to physical, environmental, or policy constraints. (*Ormond Beach, Fla.*)

■ **roadside** A general term denoting the area adjoining the outer edge of the roadway. Extensive areas between the roadways of a divided highway may also be considered roadside. (*Dona Ana County, N.Mex.*)

■ **roadside stand** (See also **farm stand; stand**) A structure erected for the display and sale of agricultural products and may or may not be located on a zoning lot where the principal use is agricultural. Requires appropriate commercial zoning; and must comply with all site and structure provisions of the applicable zoning district and may sell up to five products not of an agricultural nature. Products sold are generally grown off the zoning lot where such stand is located. (*Gurnee, Ill.*)

A temporary structure not permanently affixed to the ground and is readily removable in its entirety, which is used solely for the display or sale of farm products produced on the premises upon which such roadside stand is located. No roadside stand shall be more than 300 square feet in ground area and there shall not be more than one roadside stand on any one premise. (*Madison, Wisc.*)

A structure for the display and sale of agricultural products grown on the site only, with no space for customers within the structure itself. (*Normal, Ill.*)

An accessory structure for the seasonal retail sale of grown or produced food products on the lot. (*Concord, N.C.*)

■ **roadway safety zone** The area or space officially set apart within a roadway for the exclusive use of pedestrians and protected or so marked by adequate signs or authorized pavement markings as to be plainly visible at all times while set apart as a safety zone. (*State of Florida*)

■ **roller skates/roller blades** (See also **skateboard** definitions) Any footwear or device that may be attached to the foot or footwear to which wheels are attached, including wheels that are "in line" and where such wheels may be used to aid the wearer in moving or propulsion. (*Mission Viejo, Calif.*)

■ **roof** The cover of any building, including the eaves and similar projections. (*Jefferson County, Colo.*)

A structural covering over any portion of a building or structure including projections beyond the walls or supports of the building or structure. (*Tumwater, Wash.*)

A part of a building completely covering any portion of such building and permanently attached but excluding chimneys,

The outside top covering of a building. (*Temple Terrace, Fla.*)

■ **roof deck** (See **deck, roof**)

■ **roof, flat** A roof having a pitch of not more than 1.5 inches in 12 inches. (*Coral Gables, Fla.*)

A roof which is not pitched and the surface of which is parallel to the ground. (*Temple Terrace, Fla.*)

■ **roof, gabled** A ridged roof forming a gable at both ends of the building. (*Temple Terrace, Fla.*)

A roof which slopes from both sides of a ridge. (*Carson City, Nev.*)

■ **roof, gambrel** A gabled roof with two slopes on each side, the lower steeper than the upper. (*Ramsay, Mich.*)

A double-pitched gabled roof. (*Carson City, Nev.*)

■ **roof, hipped** A roof with sloping ends and sides. (*Temple Terrace, Fla.*)

A roof with slopes on all four sides, continuous from peak to eaves. (*Carson City, Nev.*)

■ **roof line** The highest point on any building where an exterior wall encloses usable floor space. The term "roof line" includes the top of any parapet wall, providing said parapet wall extends around the entire perimeter of the building at the



roof line

antennas, vents, and mechanical equipment. (*Glendale, Calif.*)

An overhead structure used for protection or shielding from the sun, rain, or other elements of weather. (*Las Cruces, N.Mex.*)

The outside covering of a building or structure. (*Clarkdale, Ariz.*)

same elevation. However, the top of the parapet wall extending along one or more building elevations or a portion of one or more building elevations may be considered to be the roof line in those instances where the parapet wall improves the architectural appearance of a building or

shields rooftop mechanical equipment. (*Jefferson County, Colo.*)

In the case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the lower edge of the eave; or in the case of an extended facade or parapet, the uppermost height of said facade or parapet. (*Columbus, Ohio*)

A horizontal line intersecting the highest point or points of a roof. (*Nashville and Davidson County, Tenn.; Temple Terrace, Fla.*)

The top of a roof or building parapet, excluding any cupola, pylon, chimney, or other minor projection. (*Milwaukee, Wisc.*)

Either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette; and where a building has several roof eaves, this roof or parapet shall be the one belonging to that portion of the building on whose wall a sign is located. (*Vandais Heights, Minn.*)

The highest point of a structure including parapets, but not including spires, chimneys, or heating or cooling mechanical devices. (*Sedona, Ariz.*)

The highest edge of the roof or the top of parapet, whichever establishes the top line of the structure when viewed in a horizontal plane. (*Concord, N.C.*)

■ **roof, mansard** Any roof that has an angle greater than 45 degrees and which derives part of its support from the building wall and is attached to but not necessarily a part of a low slope roof and which extends along the full length of a side building wall of three-quarters of the length of a side building wall. For purposes of this code, a low slope roof shall mean any roof with a pitch less than three inches rise per 12 inches horizontal. (*Hot Springs, Ark.*)

A roof with two angles of slope, the lower portion of which is steeper and is architecturally comparable to a building wall. Also a nearly vertical facade which imitates a roof. (*Sedona, Ariz.*)

A roof with two slopes on each of four sides, the lower steeper than the upper. The lower roof has an angle greater than 45 degrees and derives part of its support

from the building wall. It is attached to a low slope (upper) roof and extends along the full length of the front building wall or three quarters of the length of a side building wall. For purposes of this chapter, a low slope roof shall mean any roof which has a pitch less than three inches rise per 12 inches horizontal; and a gambrel roof shall be classified as a mansard roof. (*Temple Terrace, Fla.*)

A steep, dual-pitched hipped roof allowing a tall attic space; frequently used to add an upper story. (*Carson City, Nev.*)

■ **roof-mounted** Mounted above the eave line of a structure. (*Truckee, Calif.*)

■ **roof, nonshedding** A roof with materials that allow snow to be retained on the roof and to melt off, as opposed to a roof that does not retain snow and allows snow to slide off. (*Truckee, Calif.*)

■ **roof overhang** (*See also eave*) A projecting area at the crown of an architectural composition. (*Monroe County, Fla.*)

■ **roof pitch** The amount of slope of the roof in terms of angle or other numerical measure; one unit of horizontal rise for three units of horizontal shelter is expressed as "1 in 3." (*Carson City, Nev.*)

■ **roof, pitched** A shed, gabled, or hipped roof having a slope or pitch of at least one-foot rise for each four feet of horizontal distance in the direction of the slope or pitch of the roof. (*Renton, Wash.*)

■ **roof, shed** A roof with one slope. (*Temple Terrace, Fla.*)

A single-plane sloping roof. (*Carson City, Nev.*)

■ **roof structure** Structures for the housing of elevators, stairways, tanks, ventilating fans, and similar equipment required to operate and maintain the building; fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, solar collectors, wireless masts, television antennas, and similar structures. (*Moorpark, Calif.*)

■ **room** An unsubdivided portion of the interior of a dwelling unit, excluding bathrooms, closets, hallways, and service porches. (*Redding, Calif.*)

A space within a building completely enclosed, except for openings for light, ventilation, ingress, and egress. (*Menasha, Wisc.*)

■ **room addition** (*See also addition*) An added room that takes access from interior of a principal residential unit. (*Lake Elsinore, Calif.*)

■ **room, habitable** (*See habitable room*)

■ **roomer** (*See also boarder; guest; tenant*) A person who resides in a dwelling who is not a member of the family unit that is the primary occupant of the dwelling and who pays for or performs services in exchange for such occupancy. A roomer does not include a person who has separate cooking facilities made available to him. (*Cape Girardeau, Mo.*)

An occupant of a rooming house who is not a member of the family of the operator of that rooming house, and also an occupant of a dwelling unit who is not the primary occupant of the dwelling unit. (*Milwaukee, Wisc.*)

■ **rooming house** (*See also boarding house; lodging house*) A residential building with three or more sleeping rooms for lodgers, and wherein no dining facilities are maintained for the lodger, as distinguished from a boarding house. (*Homestead, Fla.*)

A building in which three or more rooms are rented and in which no table board is furnished. (*Danville, N.Y.*)

A building with not more than five guest rooms where lodging is provided for compensation pursuant to previous arrangements, but not open to public or overnight guests. The term includes a lodging house. (*Belmont, Calif.*)

Any building or part of any building or dwelling unit occupied by more than three persons who are not a family or by a family and more than two other persons and where a fee or other consideration is charged for periods of occupancy usually longer than one night and where a bathroom or toilet room is shared. This term includes any building or part of any building in which one or more persons share a toilet room or bathroom with the

occupants of one or more second-class dwelling units, as defined in [local code]. (*Milwaukee, Wisc.*)

■ **roundabout** (See also *traffic calming*) A raised island that is usually landscaped and located at the intersection of two streets used to reduce traffic speeds and accidents without diverting traffic onto adjacent residential streets. (*American Planning Association*)



roundabout

■ **rowhouse** (See also *townhouse*) A multifamily dwelling structure consisting of attached dwelling units owned individually and not in common by one owner. (*Camas, Wash.*)

A group of attached residences, separated by vertical fire walls, in which each residence has its own front and rear yards, and has appropriated to it the entire building between the fire walls. (*Columbus, Ohio*)

A series of dwelling units, attached in a row, separated from each other by an unpierced wall extending from basement to roof. (*Clarkdale, Ariz.*)

More than two dwelling units located on separate lots placed side by side but sharing some structural parts at a common property line. (*Sandy, Ore.*)

More than two units, often with two stories and with ground floor access, on individual lots. (*Sandy, Ore.*)

A one-story apartment structure having three or more dwelling units. (*Multnomah County, Ore.*)

■ **rubbish** (See also *litter; refuse; solid waste*) The miscellaneous waste materials resulting from housekeeping, mercantile enterprises, trades, manufacturing, and offices, including other waste matter, such as slag, stone, broken concrete, fly ash, ashes, tin cans, glass, scrap metal, rubber, paper, rags, chemicals or any similar or related combinations thereof. (*Franklin, Mich.*)

Combustible or noncombustible waste materials, except garbage, and the term shall include the residue from the burning of wood, coal, coke, and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, and dust, and other similar materials. (*Charleston, Ill.*)

■ **rule** (See *ordinance; regulation*)

■ **rummage sale** (See also *garage sale*) The sale by a corporation, trust, church, association, community chest, fund or foundation, organized and operated for religious, charitable, scientific, community, or educational purposes, of tangible personal property to obtain money for some charitable purpose. (*Hampton Va.*)

The sale of used household goods from a residential premises. (*Milwaukee, Wisc.*)

The occasional sale of personal property at a residence conducted by one or more families in a neighborhood. Rummage sales do not exceed four consecutive days in length and are not conducted more of-

ten than three times per year. Rummage sales do not involve the resale of merchandise acquired for that purpose. Rummage sales are also known as garage sales. Flea markets . . . are not rummage sales. (*Cudahy, Wisc.*)

A temporary sale of used clothing or household items conducted only by the immediate members of one or two families, in a residence, private garage, porch, or yard. (*Mishawaka, Ind.*)

■ **rummage sale, public** A temporary sale, conducted by a nonprofit organization such as a church or club, where the members of the group bring articles or items to a central building to be sold to raise money for use by the organization. (*Mishawaka, Ind.*)

■ **run with the land** A covenant, restriction, or permission that is binding on the present and all future owners of the property. For purposes of zoning, variances and special exceptions run with the land so long as any and all conditions are met. (*Dodge City, Kans.*)

■ **runoff** (See also *impervious surface*) Precipitation leaving a site due to the force of gravity. (*New York Planning Federation*)

The rainfall, snowmelt, or irrigation water flowing that has not evaporated or infiltrated into the soil, but flows over the ground surface. (*Beaufort County, S.C.*)

That portion of the precipitation from a drainage area or watershed that is discharged from the area in stream channels or by overland flow; types include surface runoff, groundwater runoff, or seepage. (*Conemaugh Township, Pa.*)

Water that flows at a rate above the infiltration rate of soil which causes water to drain away on the surface from the landscape area it is intended to service. (*San Juan Capistrano, Calif.*)

Precipitation which enters downstream waterways or properties. (*Boulder County, Colo.*)

■ **runoff coefficient** Ratio of the amount of rain which runs off a surface to that which falls on it; a factor from which runoff can be calculated. (*Temple Terrace, Fla.*)

■ **runoff, excess** Surface runoff that cannot be accommodated satisfactorily by the natural or planned drainage systems. (Grand Traverse County, Mich.)

■ **runway** (See *landing strip*)

■ **rural** A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low-density residential uses (one unit per 10 acres or less), or open space uses. (Renton, Wash.)

■ **rush hour** (See *traffic, peak period*)

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■ **safe room** (See *storm shelter*)

■ **saloon** (See *bar*)

■ **salvage** Any article or material that is to be or intended to be reclaimed or saved from destruction. (*Palm Desert, Calif.*)

■ **salvage yard** (See also *junkyard*) A facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material or equipment. . . . Scrap or discarded material includes but is not limited to metal, paper, rags, tires, bottles, motor vehicle parts, machinery, structural steel, equipment, and appliances. The term includes facilities for separating trash and debris from recoverable resources, such as paper products, glass, metal cans, and other products which can be returned to a condition in which they may again be used for production. (*Clark County, Nev.*)

Any lot or parcel, or part thereof, including automobile graveyards, where a salvage vehicle, or parts thereof, are located for the purposes of resale as parts or parts as salvage only. (*Bedford County, Va.*)

A parcel of land on which wastes or used secondhand materials are bought, sold, exchanged, stored, processed, or handled. Materials include but are not limited to: scrap iron and other ferrous metals, paper; rags, rubber tires, bottles, discarded goods, machinery, or two or more inoperable motor vehicles. (*Jacksonville, Fla.*)

A lot or parcel of land used for the collection, keeping, or abandonment of discarded or waste materials. (*Clarkdale, Ariz.*)

Any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including but not limited to materials such as scrap metals, paper, rags, tires, and bottles. (*North Liberty, Iowa*)

■ **sand dune** (See *dune*)

■ **sand and gravel pit** (See also *extractive industry; mineral extracting; quarry*) A type of open pit mine, or strip mine, from which the mineral removed is restricted to sand and gravel. (*El Paso, Tex.*)

■ **sanitarium/sanitorium** (See also *clinic; health care facility; hospital*) A health station, retreat, or an institution for the recuperation and treatment of persons suffering from physical or mental disorders. (*Jefferson County, Colo.*)

A building and premises, other than a hospital, intended for the care and housing of more than five sick, injured, or infirm persons for compensation. (*Belmont, Calif.*)

A health station or retreat or other place where patients are housed, and where treatment is given, but excluding mental institutions, or institutions for treatment of persons addicted to the use of drugs. (*Menlo Park, Calif.*)

■ **satellite dish antenna** (See *antenna, satellite dish*)

■ **sauna** (See also *bathhouse; health spa*) A steam bath or heated bathing room used for the purpose of bathing, relaxation, or reducing utilizing steam or hot air as a cleaning, relaxing, or reducing agent. (*Rochester, Minn.*)

■ **sawmill** (See also *forest industry; lumber manufacturing; lumberyard*) A facility where logs or partially processed cants are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products, not including the processing of timber for use on the same lot by the owner or resident of that lot. (*Kent County, Md.*)

A stationary or portable machine used in converting logs to lumber or ties or in refining lumber. (*Marinette County, Wisc.*)

A facility for the processing of timber from the property on which it is located, from adjoining property, or from other properties removed from the sawmill or its environs without regard to point of origination. (*Campbell County, Va.*)

An operation or facility which has, as its predominant purpose, the sawing or planing of logs or trees into rough slabs.

A sawmill is sometimes referred to as a planing mill. (*Concord, N.C.*)

■ **sawmill, accessory** A sawmill which is operated as an incident to a construction site or another industrial or retail operation which is or will be established as a primary use on the same site. (*Concord, N.C.*)

■ **scarifying establishment** (See *tattoo parlor*)

■ **scenic** Pertaining to natural features of the landscape that are visually significant or unique. (*APA's Growing Smart Legislative Guidebook*)

■ **scenic area** (See also *easement, scenic; view protection regulation*) Any area of particular scenic beauty or historical significance as determined by the United States, the state, or the city, and including any interests in land that have been acquired for the restoration, preservation, and enhancement of scenic beauty. (*El Paso, Tex.*)

Land and other natural features valued for their aesthetic qualities. (*Deschutes County, Ore.*)

■ **scenic highway** (See also *corridor, scenic*) Any highway designated as a scenic highway by an agency of the city, county, state, or federal government. (*Lake Elsinore, Calif.*)

A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. . . . (*California Planning Roundtable*)

■ **scenic highway corridor** (See *corridor, scenic*)

■ **school** (See also *educational facilities definitions*) #An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, dance schools, business schools, trade schools, art schools, and similar facilities. (*Santa Rosa, Calif.*)

An institution providing full time instruction and including accessory facilities traditionally associated with a program of study which meets the requirements of the laws of the state. (*Campbell County, Va.*)

■ **school, alternative** A school which offers a curriculum which is equivalent to but is a substitute for the curriculum commonly found in more traditional public or private schools. (*Richland, Wash.*)

■ **school, charter** A public school established by a contract with a district governing board, the state board of education or the state board for charter schools pursuant to [state law] to provide learning that will improve pupil achievement. (*Sedona, Ariz.*)

■ **school district** (See also *educational facilities definitions*) The territory administered by the elected or appointed authorities of a state, county, or other local governmental unit to provide educational services to a resident population. A school district typically includes several school buildings, teachers, and related staff. (*United States Census Bureau*)

■ **school site** A site that is operated as a primary or secondary school and which contains all improvements required by local, state, or federal regulations necessary for general primary or secondary academic instruction. (*San Jose, Calif.*)

■ **school support facilities** Facilities which are required to maintain efficient operation of a school or school system but which are not directly related to the academic program of study. (*Campbell County, Va.*)

■ **scrap yard** (See *wrecking yard*)

■ **screen** (See also *buffer; fence; visual obstruction*) A structure providing enclosure and a visual barrier between the area enclosed and the adjacent property. A screen may also be nonstructured, consisting of shrubs or other growing materials. (*Traverse City, Mich.*)

Trees, shrubs, walls, solid fences, etc. used to create a visual or noise barrier. (*Wood River, Ill.*)

■ **screen, opaque** A masonry wall, fence sections, earthen berm, evergreen

hedge, or a combination of these elements which completely interrupts visual contact and provides spatial separation. (*Traverse City, Mich.*)

■ **screened** Obscured from public view. (*Hedwig Village, Tex.*)

■ **screening** (See *berm; buffer; fence; visual obstruction*) (1) A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation; and (2) the removal of relatively coarse floating or suspended solids by straining through racks or screens. (*Siskiyou County, Calif.*)

A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms, or densely planted vegetation. (*Clarkdale, Ariz.*)

The treatment created with landscaping or a decorative two-dimensional structure to visually conceal an area or on-site utilitarian use that is considered unattractive. (*Burien, Wash.*)

■ **screening wall** (See also *wall*) A wall made of fieldstone, brick, stucco, wrought-iron (or equivalent to wrought-iron), or wood picket excluding round industrial railing and chain link fence. The wall shall create a visual buffer and be at least 50 percent solid and be three to four feet long. (*Gainesville, Fla.*)

■ **sculpture** (See also *art, works of*) A three-dimensional construction or form, generally executed for the purposes of decoration or artistic expression; and displayed in any place accessible to the public. (*Columbus, Ohio*)

An object fashioned, shaped, and formed by hand or machine into a work of art, including but not limited to contemporary, modern, classical, or abstract design, and that which may or may not be a likeness of a person or thing. (*Palm Beach, Fla.*)

■ **searchlight** (See also *beacon*) A powerful light or lights equipped with a reflector to produce a bright beam or beams. (*Roseville, Minn.*)

■ **seasonal decoration** (See also *sign, holiday decoration*) Any structure, not dis-

playing numbers or letters, used to display holiday symbols or insignias or themes, such as, but not limited to, decorated Christmas trees, air-filled balloons or figures, wood figures, cutouts, and similar constructions. (*Colt's Neck, N.J.*)

Noncommercial signs or other materials temporarily displayed on traditionally accepted civic, patriotic, and/or religious holidays. (*Steamboat, Colo.*)

■ **seasonal market** (See also *farmer's market*) A temporary facility used to conduct retail trade for a period not exceeding 90 days in a calendar year. (*Milwaukee, Wisc.*)

■ **seasonal population** (See also *migrant farm worker; tourism*) Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. (*Temple Terrace, Fla.*)

■ **seating capacity** The actual seating capacity of an area based upon the number of seats or one seat per 24 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code. (*Roswell, N.Mex.*)

■ **seating place** In churches or other assembly areas where benches or pews are used in place of seats, each 24 inches of bench or pew shall be counted as one seat. (*Clarkdale, Ariz.*)

The seating capacity of a building is determined by the specifications and plans filed to obtain a building permit. In the event individual seats are not provided, each 18 inches of benches or similar seating accommodations spaced 32 inches from back to back shall be considered as one seat. (*Beverly Hills, Calif.*)

■ **seating space** A seating space in a place of public assembly shall be considered as a fixed permanent seat; provided, in the case of bleachers, benches, or the flat tops of walls, seating shall be 18 inches wide and 16 inches deep; provided, that seating 30 inches or more in depth shall count double when access is

provided to both sides; further provided, in the case of open floor area used for temporary seating purposes, an area of nine square feet per seat. (*Philadelphia, Pa.*)

■ **seats** The number of devices for seating individual persons or the number of spaces allocated for seating individuals (but not less than 24 lineal inches) in multiperson seating units. (*Glen Ellyn, Ill.*)

Furniture upon which to sit having a linear measurement not less than 24 inches across the surface used for sitting. (*Cudahy, Wisc.*)

■ **seawall** (See also **breakwater**; **jetty**) A wall or embankment designed to halt the encroachment of a waterbody. (*Southwest Florida Water Management District*)

■ **secondhand merchandise, retail sales** (See also **antique shop**; **consignment store**; **thrift store**) Retail sales of previously used merchandise, such as clothing, household furnishings or appliances, sports/recreational equipment. This classification does not include secondhand motor vehicles, parts, or accessories. (*Hermosa Beach, Calif.*)

■ **security system** An electronic security system and all equipment related thereto for early warning of fire, smoke, intrusion, etc. Such security system shall be connected to the permanent building power source. (*Conyers, Ga.*)

■ **sediment** Mineral or organic solid particulate matter that has been removed from its site of origin by (a) soil erosion; (b) suspension in water; and/or (c) wind or water transport. (*Grand Traverse County, Mich.*)

Solid matter carried by water, sewage, or other liquids. (*Hopkins, Minn.*; *Jordan, Minn.*)

Any material that is in suspension, is being transported, or has been moved from its site of origin by water, wind, or gravity as a result of erosion. (*Sandy, Ore.*)

Solid particulate matter, both mineral and organic, that has been or is being transported by water, air, gravity, or ice from its site of origin. (*Concord, N.C.*)

■ **sedimentation** (See also **siltation**) The process of forming and depositing of

suspended matter carried in suspension in water through the action of gravity. It is usually accomplished by reducing the velocity of the water below the point where it can transport the suspended material. (*Naperville, Ill.*)

The process by which sediment resulting from accelerated erosion has been or is being transported off the site of the land-disturbing activity or into a lake or natural watercourse. (*Concord, N.C.*)

■ **seep** (See also **spring**; **waterbodies**) A small spring or an area where water slowly percolates out of the ground. (*Huntsville, Ala.*)

■ **seepage** Percolation of water through the soil from unlined canals, ditches, laterals, watercourses, or water storage facilities. (*United States Environmental Protection Agency*)

■ **seismic effects** Direct and indirect effects caused by an earthquake or man-made phenomena. (*Concord, N.C.*)

■ **seismic hazard area** (See also **geologically hazardous areas**) Lands subject to severe risk of earthquake damage as a result of seismically induced ground shaking, slope failure, settlement, or soil liquefaction. These conditions occur in areas underlain by soft or loose soils. (*Burien, Wash.*)

■ **self-service storage facility** (See also **storage**) A building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and may include refrigerated facilities. (*Prince William County, Va.*)

A building or group of buildings consisting of individual, self-contained units

leased to individuals, organizations, or businesses for self-service storage of personal property. (*Fort Wayne, Ind.*)

A building used for the storage of personal property where individual owners control individual storage spaces. (*Clearwater, Fla.*)

A facility used only for the storing of household and personal property (no commercial storage) with no commercial transactions permitted other than the rental of the storage units. (*Pima County, Ariz.*)

A structure containing separate storage spaces, which may be of various sizes, leased or rented on an individual basis. (*Santa Monica, Calif.*)

A building or group of buildings of a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customers' goods or wares. (*Santa Rosa, Calif.*)

■ **sell-through window** (See also **drive-through window**; **outdoor service establishment**) An opening in the wall of a building or structure designed and intended to be used to provide for sales to or service to patrons who remain outside of the building or structure. (*Philadelphia, Pa.*)

■ **semitrailer** (See also **truck definitions**) Every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle. (*Rochester, Minn.*)

Every vehicle designed or used for carrying persons or property with another and



self-storage facility

separate motor vehicle so that in operation a part of its own weight or that of its load, or both, rests upon and is carried by another vehicle. (*Norton, Ohio*)

Any vehicle without motive power designed to be coupled with or drawn by a motor vehicle and constructed so that some part of its weight and that of its load rests upon or is carried by another vehicle. (*Palm Beach County, Fla.*)

■ **senior citizen** Persons age 62 and older. (*California Planning Roundtable*)

An individual over the age of 60 years. (*Cape Girardeau, Mo.*)

■ **senior housing** (See *elderly housing*)

■ **sense of place** (See also *community character; community of place*) The constructed and natural landmarks and social and economic surroundings that cause someone to identify with a particular place or community. (*Wisconsin Department of Natural Resources*)

The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place. (*Scottsdale, Ariz.*)

■ **septage** (See also *sewage*) The solid and liquid wastes removed from private sewage disposal systems. (*Illinois Department of Public Health*)

Waste, refuse effluent, sludge, and any other materials from septic tanks, cesspools, and any other similar facilities. . . . (*Bethel, Maine*)

Solid waste that is a fluid mixture of untreated and partially treated sewage solids, liquids, and sludge of human or domestic origin which is removed from a wastewater system. The term septage includes the following: (a) Domestic septage, which is either liquid or solid material removed from a septic tank, cesspool, portable toilet, Type III marine sanitation device, or similar treatment works receiving only domestic sewage. Domestic septage does not include liquid or solid material removed from a septic tank, cesspool, or similar treatment works receiving either commercial wastewater or in-

dustrial wastewater and does not include grease removed from a grease trap at a restaurant. (b) Domestic treatment plant septage, which is solid, semisolid, or liquid residue generated during the treatment of domestic sewage in a treatment works where the designed disposal is subsurface. Domestic treatment plant septage includes but is not limited to scum or solids removed in primary, secondary, or advanced wastewater treatment processes and any material derived from domestic treatment plant septage. Domestic treatment plant septage does not include ash generated during the firing of domestic treatment plant septage in an incinerator or grit and screenings generated during preliminary treatment of domestic sewage in a treatment works. (c) Grease septage, which is material pumped from grease interceptors, separators, traps, or other appurtenances used for the purpose of removing cooking oils, fats, grease, and food debris from the waste flow generated from food handling, preparation, and cleanup. (d) Industrial or commercial septage, which is material pumped from septic tanks or other devices used in the collection, pretreatment, or treatment of any water-carried waste resulting from any process of industry, manufacture, trade, or business where the design disposal of the wastewater is subsurface. Domestic septage mixed with any industrial or commercial septage is considered industrial or commercial septage. (*Concord, N.C.*)

■ **septic system** (See also *sewage system, on-site*) A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual home waste disposal where an urban sewer system is not available. (*California Planning Roundtable*)

An underground system tank used for the decomposition of domestic wastes. (*Lake Elsinore, Calif.*)

An underground system with a septic tank used for the decomposition of domestic wastes. (*Trenton Township, Ohio*)

A subsurface wastewater system consisting of a settling tank and a subsurface disposal field. (*Concord, N.C.*)

■ **septic tank** (See also *cesspool; holding tank*) A covered watertight settling tank in which raw sewage is biochemically changed into solid, liquid, and gaseous states to facilitate further treatment and final disposal. (*Conemaugh Township, Pa.*)

A watertight receptacle for sewage which, after bacterial action, discharges the effluent. (*Charleston, Ill.*)

A watertight receptacle which receives the discharge of sewage and is designed and constructed to permit the deposition of settled solids, the digestion of the matter deposited, and the discharge of the liquid portion into a leaching system. (*New Shoreham, R.I.*)

■ **servant** A person whose primary occupation is the performance of domestic services. (*Woodside, Calif.*)

■ **servant's quarters** (See also *accessory dwelling unit*) Living quarters, which may include kitchen facilities, that are either attached or detached from the principal residence, used as a residence by persons employed to provide domestic services to the occupants of the principal residence. (*Shasta Lake, Calif.*)

One dwelling unit designed for an employee who is employed on the premises. (*Milwaukee, Wisc.*)

■ **service** An act, or any results of useful labor, which does not in itself produce a tangible commodity. (*Lake Elsinore, Calif.*)

■ **service drive** (See also *street definitions*) A minor street which is parallel to and adjacent to a major thoroughfare, and which provides access to abutting properties and restricts access to the major thoroughfare. (*Dewey Beach, Del.*)

■ **service establishment** Any establishment whose primary activity is the provision of assistance, as opposed to products, to individuals, business, industry, government, and other enterprises. (*North Liberty, Iowa*)

■ **service lane** A vehicular passageway providing secondary or service ac-

cess to the sides or rear of building lots. Posted speed shall not exceed 15 miles per hour. Service lanes are rural in character, with only a narrow strip of paving at the center, or may be left unpaved. Service lanes are not necessary on wide lots and front loaded garages. (*Monroe County, Fla.*)

■ **setback** (See also **lot** definitions) The minimum distance by which any building or structure must be separated from a street right-of-way or lot line. (*Blacksburg, Va.*)

The required distance between every structure and the lot lines of the lot on which it is located. (*Doylestown, Ohio*)

The distance between a street line and the front building line of a principal building or structure, projected to the side lines of the lot and including driveways and parking areas, except where otherwise restricted by this ordinance. (*Duluth, Ga.*)

■ **setback area** That area between a property line and a line parallel thereto at a distance equal to the appropriate setback distance. (*San Juan Capistrano, Calif.*)

■ **setback, contextual** An imaginary line that may be established at any point between the (zoning district) required front setback and the front setback that exists on a lot that is adjacent and oriented to the same street as the subject lot. (*Pittsburgh, Pa.*)

■ **setback, front** A setback extending across the full width of a lot between the front lot line and the foremost point of any swimming pool, tennis court, or like structure, and the foremost building excluding steps. (*Wolfeboro, N.H.*)

A yard area of which the width is measured the entire length of the front property line between the side property lines; and the depth is measured as the distance between the street right-of-way line and the required front setback line. (*Las Vegas, Nev.*)

The minimum allowable distance from the street right-of-way line to the closest point of the foundation of a building or projection thereof, parking lot, or detention pond. (*Ogden, N.Y.*)



front setback

The minimum distance from the front lot line to the nearest point of the allowable principal building measure perpendicular to the front lot line. (*Clarkdale, Ariz.*)

■ **setback, front, on corner lot** The front setback of a corner lot shall be measured from the side of the lot designated as the "front." On a corner lot only one street line shall be considered as a front line, which shall be the shorter street frontage. (*Henderson, Nev.*)

■ **setback, garage entrance** A setback measured from a street lot line to the entrance to a garage or carport. It is essentially a minimum driveway length. (*Portland, Ore.*)

■ **setback line** A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side, or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement, or otherwise, or a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot line. (*Henderson, Nev.*)

A line designating the distance which buildings must be set back from an existing or proposed property line, an existing or proposed sidewalk, or an adopted street plan line, whichever distance is greater. (*Santa Rosa, Calif.*)

A line delineating the minimum allowable distance between the property line

and a building on a lot, within which no building or other structure shall be placed except as otherwise provided. Whenever the front, side, or rear portions of a lot abut a street right-of-way, setback lines shall be measured perpendicularly from said right-of-way, or where no right-of-way exists, from a point 16 feet from the center line of the street. (*Lake Lure, N.C.*)

The minimum distance prescribed by [the code] between any property line and the closest point of the foundation or any supporting post or pillar of any related building or structure. (*Sedona, Ariz.*)

The distance as measured perpendicularly from either the front, side, or rear property line to the building. (*Vicksburg, Miss.*)

A line parallel to and equidistant from the relevant lot line (front, back, and side) between which no buildings or structures may be erected as prescribed in these regulations. (*Huntington, Ind.*)

■ **setback line, base** The ultimate street line . . . from which all required setbacks shall be computed. (*Brookfield, Wisc.*)

■ **setback line, front** A line parallel with a frontline of a lot, tangent to that part of the building or structure (other than an open fire escape, stairway, or chimney) which is closest to the front lot line, and intersecting two other lot lines of the lot; or the line concentrically parallel to the right-of-way line of the street on a cul-de-sac (bulb). (*Golden, Colo.*)

The minimum horizontal distance between the front lot line and the fascia board or parapet of the front wall of a building, excluding open steps and stoops. (*Mishawaka, Ind.*)

■ **setback line, interior side** The minimum horizontal distance between the interior side lot line and the fascia board or parapet of the side wall of a building, excluding open steps and stoops. (*Mishawaka, Ind.*)

■ **setback line, legal** The line established by ordinance beyond which no building may be built. A legal setback line may be a property line. (*Renton, Wash.*)

■ **setback line, rear** A line parallel with a rear lot line of a lot, tangent to that part of the building or structure (other than an open fire escape, stairway, or chimney) which is closest to such rear lot line, and intersecting two other lot lines of the lot. (*Golden, Colo.*)

The minimum horizontal distance between the rear lot line and the fascia board or parapet of the rear wall of a building, excluding open steps and stoops. (*Mishawaka, Ind.*)

■ **setback, minimum zone** The area around a community water supply well established and described on a map that is available for inspection in the office of the city clerk. (*Champaign, Ill.*)

■ **setback, rear** Extends across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and a line parallel thereto on the site, except that on a corner lot the rear yard shall extend only to the side yard abutting the street. (*Henderson, Nev.*)

A setback extending across the full width of lot between the rear lot line and the rearmost point of any swimming pool, tennis court, or like structure and/or building nearest the rear setback. (*Wolfeboro, N.H.*)

The shortest distance between the building line and the rear lot line. (*Jupiter, Fla.*)

The minimum distance from the rear lot line(s) to the nearest point of the allowable principal building measured perpendicular to the rear lot line(s). (*Clarkdale, Ariz.*)

■ **setback regulation** The requirement that a building be set back a certain distance from the street or lot line, whether on the street level or at a prescribed height. The aim is to allow more room for the pedestrian or to reduce the obstruction to sunlight reaching the streets and lower stories of adjoining buildings. (*Handbook for Planning Commissioners in Missouri*)

■ **setback, shoreland** The minimum horizontal distance between a structure and the ordinary high water mark. (*Jordan, Minn.*)

A building setback of 50 feet from the bulkhead line or ordinary high-water mark, whichever provides the greater landward distance. (*Green Bay, Wisc.*)

The minimum horizontal distance between the structure and the ordinary high-water mark. (*Menasha, Wisc.*)

■ **setback, side** A setback extending from the required front setback to the required rear setback, or to the front or rear property lines where no front or rear setback is required by the provisions of this chapter, the minimum and average dimensions of which are determined by the standards of property development of the zone in which such lot is located. (*Redondo Beach, Calif.*)

The shortest distance between the building line and the side lot line. (*Jupiter, Fla.*)

A setback between a side lot line and the nearest point of the nearest building, swimming pool, tennis court, or like structure to it, extending from the required front setback to the required rear setback. (*Wolfeboro, N.H.*)

The minimum distance from the side lot lines to the nearest point of the allowable principal building measured perpendicular to the side lot lines. (*Clarkdale, Ariz.*)

■ **setback, side exterior** A side setback abutting a street. (*Redondo Beach, Calif.*)

■ **setback, side interior** A side setback on that portion of a lot that is not adjacent to a private or public street. It extends from the rear line of the required front yard, or the front property line of the site where no front yard is required, to the front line of the required rear yard, or the rear property line of the site where no rear yard is required, the width of which is the horizontal distance between the side property line and a line parallel thereto on the site, except that the corner side yard shall extend to the rear lot line. (*Henderson, Nev.*)

■ **setback, side street** The side setback applied to that side of a lot that has a side yard facing a private or public street or access corridor that serves more than one lot. (*Redmond, Wash.*)

A side setback on that portion of a lot that is adjacent to a private or public street. It

extends from the rear line of the required front yard, or the front property line of the site where no front yard is required, to the front line of the required rear yard, or the rear property line of the site where no rear yard is required, the width of which is the horizontal distance between the side property line and a line parallel thereto on the site, except that the corner side yard shall extend to the rear lot line. (*Henderson, Nev.*)

A side setback of a corner lot which faces a public street. (*Milwaukee, Wisc.*)

■ **setback, street** A setback that is measured from a street lot line. (*Portland, Ore.*)

■ **setback, tidal** A site or a portion of a site where tidal wetlands are to be restored, or have been restored or preserved expressly for the purpose of reestablishing, preserving, or expanding self-sustaining tidal landscapes and ecosystems. (*Dewey Beach, Del.*)

■ **setback, windbreak** The distance from the street right-of-way to the street side edge of a growth of trees or shrubs, serving to break the force of the wind. (*Scott County, Minn.*)

■ **settling** (1) The drop in elevation of a ground surface caused by settling or compacting. (2) The gradual downward movement of an engineered structure due to compaction. Differential settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part. (*California Planning Roundtable*)

■ **settling basin** An area devoted to the storage of waste residue. (*San Juan Capistrano, Calif.*)

■ **sewage** (See also *effluent; sewage; wastewater, domestic*) All effluent carried by sewers, whether sanitary sewage, residential, commercial, or industrial wastes, or stormwater runoff. Also, the entire system of sewage collection, conveyance, treatment, and disposal. (*Concord Township, Pa.*)

The total of organic waste and wastewater generated by residential, industrial, commercial, institutional, or other establishments. (*Concord Township, Pa.*)

Refuse liquids or waste matter typically carried off site by a sewer system or treated on site by a septic system. (*Boulder County, Colo.*)

Any water-carried domestic waste, exclusive of footing and roof drainage of any residence, industry, agricultural, or commercial establishment, whether treated or untreated, including the liquid wastes produced by bathing, laundry, and culinary operation, and from toilets and floor drains associated with these sources. Raw sewage is sewage that has not been subjected to any treatment process. (*Scott County, Minn.*)

Any water-carried domestic waste, exclusive of footing and roof drainage, of any residence, industry, or agricultural or commercial establishment, whether treated or untreated, including the liquid wastes produced by bathing, laundry, or culinary operations and from toilets and floor drains. (*Jordan, Minn.*)

Water-carried human waste discharged, transmitted, and collected from residences, buildings, industrial establishments, or other places into a unified sewerage system or an arrangement for sewage disposal or a group of such sewerage arrangements or systems, together with such ground, surface, storm, or other water as may be present. The term "sewage" also means the liquid and solid human body waste and liquid waste generated by water-using fixtures and appliances, including those associated with flood handling. The term does not include industrial process wastewater or sewage that is combined with industrial process wastewater. (*Concord, N.C.*)

■ **sewage disposal system, subsurface** A collection of treatment tank(s), disposal area(s), holding tank(s) and pond(s), surface spray system(s), cesspool(s), well(s), surface ditch(es), alternative toilet(s), or other devices and associated piping, designed to function as a unit for the purpose of disposing of waste or waste water beneath the surface of the earth. The term shall not include any waste water discharge system licensed under [state law], any surface waste water disposal system licensed under [state law], or any public sewer. The term shall not include

a waste water disposal system designed to treat waste water which is, in whole or in part, hazardous waste as defined in [state law]. (*Limington, Maine*)

■ **sewage, peak flow** The maximum design flow to be carried by a sanitary sewer. (*San Juan Capistrano, Calif.*)

■ **sewage, raw** Sewage which has not been subjected to any treatment process. (*Jordan, Minn.*)

■ **sewage system** A wastewater treatment system, approved by the appropriate county, state, city, or federal agencies, which provides a collection network and a central wastewater treatment facility for a single development, a community, or a region. (*Trenton Township, Ohio*)

Any plant, system, facility, or property used or useful or having the present capacity for future use in connection with the collection, treatment, purification, or disposal of sewage (including industrial wastes resulting from any processes of industry, manufacture, trade, or business or from the development of any natural resources), or any integral part thereof, including but not limited to septic tank systems or other on-site collection or disposal facilities or systems, treatment plants, pumping stations, intercepting sewers, trunk sewers, pressure lines, mains, and all necessary appurtenances and equipment, and all property, rights, easements, and franchises relating thereto and deemed necessary or convenient by the authority for the operation thereof. (*Concord, N.C.*)

A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (*California Planning Roundtable*)

■ **sewage system, on-site** (See also **septic system**) The disposal of sewage by use of cesspools, septic tanks, or other safe and healthful means, approved by the [county] health department generally within the confines of the lot on which the use is located. (*Willistown Township, Pa.*)

A septic tank or similar installation on an individual lot which utilizes an aerobic or anaerobic bacteriological process or equally satisfactory process . . . for the treatment of sewage, and provides for the proper and safe disposal of the effluent. (*Trenton Township, Ohio*)

A system or facility for treating, neutralizing, stabilizing, or disposing of sewage which is not a part of or connected to a sewage treatment facility. (*Boulder County, Colo.*)

Any approved device which treats and disposes of sewage effluent on the property from which such sewage is generated. (*Sedona, Ariz.*)

On-site means for disposing and treating human and domestic waste, such as a septic tank and soil absorption system or other system, allowed by state and city regulations; used where authorized by the city when access to the municipal sewer system is not required or feasible. (*Plymouth, Minn.*)

■ **sewage system, private** A sewage disposal system that collects, treats, and disposes of sewage independent of any city (public) sewage facilities. (*San Juan Capistrano, Calif.*)

■ **sewage system, public** An off-site system for the treatment and disposal of sewage in which sewage is conveyed by interceptor to a publicly operated treatment plant and disposed of through means approved by the [state]. (*Willistown Township, Pa.*)

Any sanitary sewage system provided and maintained by the county, a municipality, or a utility company which a governmental agency has specifically approved as acceptable. (*Dewey Beach, Del.*)

A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant. (*Conemaugh Township, Pa.*)

■ **sewage treatment plant** (See also **wastewater treatment plant**) Any facility designed for the treatment of sewage that serves in excess of two structures or dwelling units. (*Delafield, Wisc.*)

A facility designed for the collection, removal, treatment, and disposal of waterborne sewage generated within a given service area. (*Topeka, Kans.*)

A facility which operates a sewerage system and sewage treatment facilities that collect, treat, and dispose of human waste. (*Milwaukee, Wisc.*)

■ **sewage treatment system, private** (See **sewage system, on-site**)

■ **sewer** A pipe located in a public right-of-way or easement which transports sewage. The term "sewer," as used herein, includes manholes, connections, specials, and all other appurtenances. (*Temple Terrace, Fla.*)

■ **sewer and water system, public** Any system, other than an individual septic tank, tile field, or individual well, which system is operated by a municipality, governmental agency, or utility for the collection, treatment, and disposal of wastes and the furnishing of potable water. (*Siskiyou County, Calif.*)

Any system, other than septic tank or individual well, operated by a municipality for the disposal of wastes and the furnishing of water, or either, to residential, industrial or commercial users. (*Wheeling, Ill.*)

■ **sewer, building** That part of the horizontal piping of a drainage system that extends from the end of the building drain, receives the discharge of the building drain, and conveys it to a public sewer, private sewer, individual sewage disposal system, or other point of disposal. The building sewer commences five feet outside the building foundation wall. (*Illinois Department of Public Health*)

The pipe that begins outside the building wall and extends to any place or mechanism of sewage disposal, including but not limited to a cesspool, leaching chamber, septic tank, or pressure gravity sewer leading to a leaching system. (*New Shoreham, R.I.*)

■ **sewer, central** A central sewage treatment facility for a single development, community, or region with an accompanying collection network. Must be designed to properly provide for the safe

treatment and disposal of the generated raw sewage. Subject to the approval by the appropriate sanitation and health officials. (*Grant County, Ky.*)

A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant, generally serving a neighborhood area. (*Conemaugh Township, Pa.*)

■ **sewer, combined** A sewerage system that carries both sanitary sewage and stormwater runoff. (*California Planning Roundtable*)

■ **sewer, lateral sanitary** A conduit joining a sewage generating facility and a sanitary sewer. (*San Juan Capistrano, Calif.*)

A sewer which discharges into a trunk line and has only collection lines tributary to it. A line from a structure or use which discharges into a collection line is not a lateral. (*Concord, N.C.*)

A side sewer is that portion of a sewer from the point of connection to a public sewer to a point of demarcation that shall be the front face of a curb or a curblin of record in a public street, alley, or place, or the boundary line of record in an easement for public sewers, except that the point of demarcation shall be the first intersection of a private sewer that serves more than one building, lot, or premises. In the absence of a curb or line of record, the Director shall establish a point of demarcation based on like public streets, alleys, or places, or easements for public sewers. Also known as lateral sewer. (*San Francisco, Calif.*)

■ **sewer, on-site** (See also **septic system; sewage system, on-site**) A septic tank or similar installation on an individual lot that uses an aerobic bacteriological process or equally satisfactory process for the elimination of raw sewage. Subject to the approval of the appropriate health and sanitation officials. (*Grant County, Ky.*)

Any structure designed to biochemically treat sanitary sewage within the boundaries of an individual lot. (*Conemaugh Township, Pa.*)

■ **sewer, sanitary** A conduit designed to carry sewage. (*San Juan Capistrano, Calif.*)

Mains, pipes, and laterals for the reception of sewage and carrying such sewage to an outfall or some part of a sewage disposal system, including pumping stations where deemed necessary by the authority. (*Concord, N.C.*)

■ **sewer, storm** (See also **storm drain; stormwater management; stormwater runoff**) A sewer that carries storm, surface, and ground water drainage but excludes sewage and residential, commercial, and industrial wastes. (*Concord Township, Pa.*)

■ **sex-related terms** (For definitions related to **sexually oriented uses**, see also **adult use definitions**)

■ **sexual act** Any sexual contact, actual or simulated, either natural or deviate, between two or more persons, or between a person and an animal, by penetration of the penis into the vagina or anus, or by contact between the mouth or tongue and genitalia or anus, or by contact between a finger of one person and the genitalia of another person or by use of artificial sexual organs or substitute thereof in contact with the genitalia or anus. (*Bondurant, Iowa*)

■ **shade** A shadow, except a shadow caused by a narrow object, including but not limited to a utility pole, an antenna, a wire, or a flagpole. (*Deschutes County, Ore.*)

A shadow cast by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south. (*Beaverton, Ore.*)

■ **shade point** (See also **solar access definitions**) For the purpose of the solar access regulations, the part of a structure or regulated vegetation that casts the longest shadow onto the adjacent lots. (*Portland, Ore.*)

The part of a structure or nonexempt tree that casts the longest shadow onto the adjacent northern lot(s) when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south; except a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of three feet or less, a chimney, utility pole,

or wire. The height of the shade point shall be measured from the shade point to either the average elevation at the front lot line or the elevation at the midpoint of the front lot line. If the shade point is located at the north end of the ridgeline of a structure oriented within 45 degrees of a true north-south line, the shade point height computed according to the preceding sentence may be reduced by three feet. If a structure has a roof oriented within 45 degrees of a true east-west line with a pitch that is flatter than five feet (vertical) in 12 feet (horizontal) the shade point will be the eave of the roof. If such a roof has a pitch that is five feet in 12 feet or steeper, the shade point will be the peak of the roof. (Beaverton, Ore.)

■ **shade reduction line** A line drawn parallel to the northern lot line that intersects the shade point. (Beaverton, Ore.)

■ **shaded, substantially** Less than 80 percent of the available solar insulation is available during winter solar heating hours to either the south roof or wall of an existing or potential structure. (Deschutes County, Ore.)

■ **shade-producing point, highest** (See also **pole height**) The highest shade producing point of the structure two hours before and after the solar zenith on December 21. (Deschutes County, Ore.)

■ **shadow pattern** A graphic representation of an area that would be shaded by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging between 22.7 degrees east and west of true south. (Beaverton, Ore.)

■ **shared parking** (See **parking, shared**)

■ **shared roadway** (See also **bike lane**) A street which is recommended for bicycle use but does not have a specific area designated within the right-of-way. (Beaverton, Ore.)

■ **shed** (See also **accessory structure; storage structure, residential; structure, minor**) A subordinate structure or building used primarily for storage purposes, of a height no greater than seven feet, and the total square footage of which does not exceed 120 square feet. (Chandler, Ariz.)

An accessory building of not more than 150 square feet in floor area and not more than 14 feet in maximum height. (Milwaukee, Wisc.)

A relatively small structure often purchased pre-built or as a kit in pre-fabricated sections. It is not designed to be served by heat, electricity or plumbing and does not need to be placed on a permanent foundation. The structure is intended to store lawn, garden, or pool care equipment. (Normal, Ill.)

■ **shelter** (See also **domestic violence shelter; emergency and protective shelter; homeless shelter**) A facility providing temporary protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for individuals, such as victims of rape, child abuse, or beatings. (Blacksburg, Va.)

A structure or part of a structure used for the temporary sheltering of abused individuals or the homeless. Qualified supervision and care shall be provided for those housed in the facility. (Glen Ellyn, Ill.)

■ **shipyard** (See also **boatyard; port and harbor facilities**) An area where ships, boats, or vessels are built, repaired, and stored. (Miami, Fla.)

■ **shooting gallery** (See also **gun club**) Any establishment which is open to the public and at which firearms are rented for firing upon the immediate premises for the purpose of amusement. (Glendale, Ariz.)

■ **shooting range** (See also **gun club**) An area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for the purpose of sport shooting or military / law enforcement training. (Campbell County, Va.)

■ **shooting range, indoor** The use of a structure for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions. (Blacksburg, Va.)

A facility designed or used for shooting at targets with rifles, pistols, or shotguns, and which is completely enclosed within a building or structure (McHenry County, Ill.)

A building open to the general public wherein the shooting of firearms is permitted for the practice of marksmanship, except indoor shooting galleries maintained or operated by any police department which is not available to the general public. (Mishawaka, Ind.)

■ **shooting range, outdoor** The use of land for archery and/or the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions, such as turkey shoots. Excluded from this use type shall be general hunting and unstructured and nonrecurring discharging of firearms on private property with the property owner's permission. (Blacksburg, Va.)

■ **shopping center** A group of commercial establishments planned, constructed, and managed as a total entity



shopping center

with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations, and protection from the elements. (*Iowa State University Extension Service*)

A group of retail and other commercial establishments that is planned, owned, and managed as a single property. On-site parking is provided. The center's size and orientation are generally determined by the market characteristics of the trade area served by the center. The two main configurations of shopping centers are malls and open-air strip centers. (*International Council of Shopping Centers*)

A group of stores planned and designed for the site on which it is built, functioning as a unit, with off-street parking, landscaped areas, and pedestrian malls or plazas provided on the property as an integral part of the unit. (*Scottsdale, Ariz.*)

A single piece of real estate containing more than three commercial establishments and a total business space of more than 3,200 square feet planned, constructed, and managed as a total entity with customer and employee parking provided on site. (*Wolfeboro, N.H.*)

■ **shopping center, community** A center that typically offers a wider range of apparel and other soft goods than the neighborhood center does. Among the more common anchors are supermarkets, super drugstores, and discount department stores. Community center tenants sometimes contain off-price retailers selling such items as apparel, home improvements/furnishings, toys, electronics, or sporting goods. The center is usually configured as a strip, in a strip line, or "L" or "U" shape. Of the eight center types, community centers encompass the widest range of formats. For example, certain centers that are anchored by a large discount department store refer to themselves as discount centers. Others with a high percentage of square footage allocated to off-price retailers can be termed off-price centers. (*International Council of Shopping Centers*)

A group of two or more business establishments containing more than 40,000

square feet gross floor area designed as a large-scale commercial center offering a shopping environment for the general public. (*Ocean City, Md.*)

■ **shopping center, specialty** A center composed mainly of upscale apparel shops, boutiques, and craft shops carrying selected fashion or unique merchandise of high quality and price. These centers need not be anchored, although sometimes restaurants or entertainment can provide the draw of anchors. The physical design of the center is very sophisticated, emphasizing a rich decor and high-quality landscaping. These centers usually are found in trade areas having high income levels. (*International Council of Shopping Centers*)

A retail establishment that specializes in offering a single product or a specific variety of products for sale. Specific uses classified as specialty retail establishments are: arts and crafts shops or galleries; antique stores; appliance stores; automobile/pleasure craft dealerships; bakeries or confectioneries; book or stationery stores; butchers; retail or rental clothing; computer sales and service; electronics store; feed or farming store; flower shop; furniture sales, production, or striping; hardware store; hobby, collector, or gift shops; home accessory store; jewelry sales or repair; large equipment rental and sale; machine shop; handicrafts manufacturing; mobile homes sales and service; notions and fabric stores; nursery or greenhouse; packing liquor sales; pet sales, grooming and obedience; pharmaceuticals; drug stores; printing, publishing, and photocopying; radio and television production and sales; repair shops; shoe sales, repair and shine; sporting goods stores; and video rental tape. (*Taos, N.Mex.*)

■ **shopping center, neighborhood** (See also *neighborhood retail establishment*) A center designed to provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood. Roughly half of these centers are anchored by a supermarket, while about a third have a drugstore anchor. These anchors are supported by stores offering drugs, sundries, snacks, and personal ser-

vices. A neighborhood center is usually configured as a straight-line strip with no enclosed walkway or mall area, although a canopy may connect the storefronts. (*International Council of Shopping Centers*)

A group of two or more business establishments designed to provide primarily for retail shopping, personal service uses, and indoor recreational activities to meet the daily needs of residents and vacationers in the vicinity of their neighborhood. (*Ocean City, Md.*)

A shopping center having 15,000 to 100,000 square feet, with no individual building any larger than 29,000 square feet. (*Williamson County, Tenn.*)

A mixture of uses or structures on the same lot designed and built to contain commercial uses compatible with residential neighborhoods, including but not necessarily limited to variety stores, hardware stores, grocery stores. (*Charleston, Ill.*)

■ **shopping center, outlet** Usually located in rural or occasionally tourist locations, outlet centers consist mostly of manufacturers' outlet stores selling their own brands at a discount. These centers are typically not anchored. A strip configuration is most common, although some are enclosed malls, and others can be arranged in a "village cluster." (*International Council of Shopping Centers*)

■ **shopping center, power center** A center dominated by several large anchors, including discount department stores, off-price stores, warehouse clubs, or "category killers" (i.e., stores that offer tremendous selection in a particular merchandise category at low prices). The center typically consists of several freestanding (unconnected) anchors and only a minimum number of small tenants. (*International Council of Shopping Centers*)

■ **shopping center, regional** A retail shopping area in excess of 30 acres (divided by no interior public streets) containing at least one major retail store of over 100,000 square feet of gross leasable area and additional retail area. (*Jefferson County, Colo.*)



regional shopping center

A center that provides general merchandise (a large percentage of which is apparel) and services in full depth and variety. Its main attraction are anchors: traditional, mass merchandise, or discount department stores or fashion or specialty stores. A typical regional center is usually enclosed with an inward orientation of the stores connected by a common walkway and parking surrounds the outside perimeter. (*International Council of Shopping Centers*)

A group of commercial establishments offering a wide range of retail and service uses planned, constructed, and managed as a total entity with customer and employee parking provided on site, occupies a minimum of 30 acres of land, has at least one or more anchor stores, and contains over 400,000 square feet of gross leasable space. (*Schaumburg, Ill.*)

A group of commercial establishments planned, developed, and managed as a unit, related in location, size, and type of shops to the trade area that the unit serves, and which provides off-street parking in definite relationship to the types and sizes of stores. A regional shopping center provides for complete comparison shopping goods in depth and variety and typically includes, although not limited to, general merchandise, apparel, furniture, and home furnishings establishments that serve a trade area population of a minimum of 375,000 people. (*Chicago, Ill.*)

A large commercial development with retail, entertainment, and service uses of a scale and function to serve a regional market, that: (i) has primary and ancillary structures in an integrated development with an overall site plan approved by the department; (ii) contains at least 750,000

square feet of floor area within the primary structure; (iii) provides vehicular and pedestrian access from ancillary structures within the complex to the primary structure; and (iv) is adjacent and accessible to a limited access highway. (*Anne Arundel County, Md.*)

A mixture of uses or structures on the same lot, or so situated as to have an appearance of compatibility with one another, designed and built to contain commercial uses including but necessarily limited to department stores, supermarkets, indoor theaters, and other uses permitted in C-2 zones. (*Charleston, Ill.*)

■ **shopping center, superregional** Similar to a regional center, but because of its larger size, a superregional center has more anchors and a deeper selection of merchandise, and draws from a larger population base. As with regional centers, the typical configuration is as an enclosed mall, frequently with multiple levels. (*International Council of Shopping Centers*)

A group of commercial enterprises offering a range of retail commercial goods and services in an aggregate of 1,400,000 square feet or more of gross floor area that (1) is designed as a single commercial group, whether or not located on the same lot; (2) is under one common ownership or management, or having one common arrangement for the maintenance of the grounds; (3) is connected by party walls, partitions, covered canopies, or other structural members to form one continuous structure; (4) shares a common parking area; and (5) otherwise presents the appearance of one continuous commercial area. (*Fairfax County, Va.*)

■ **shopping center, theme/festival** A shopping center that employs a unifying theme carried out by the individual shops

in their architectural design and, to an extent, in their merchandise. The biggest appeal of these centers is to tourists. Center can be anchored by restaurants and entertainment facilities. These centers, generally located in urban areas, tend to be adapted from older, sometimes historic buildings, and can be a part of mixed-use projects. (*International Council of Shopping Centers*)

■ **shopping mall** (See also **shopping center definitions**) A facility with five or more stores for retail goods and services, which are structurally designed in an integrated fashion around or along both sides of a promenade, walkway, concourse, or courtyard. Primary individual store entrances front onto this promenade. The mall may include offices and satellite or unattached structures that are served by the mall road network. This definition applies only to a facility in which 85 percent or more of the gross floor area is accessed from enclosed promenades, walkways, concourses, or courtyards. (*Prince William County, Va.*)

Malls are typically enclosed, with a climate-controlled walkway between two facing strips of stores. The term represents the most common design mode for regional and superregional centers and has become an informal term for these types of centers. (*International Council of Shopping Centers*)

(1) A shaded walk or public promenade;
(2) a shopping center where stores front on both sides of a pedestrian way that may be enclosed or open. (*Iowa State University Extension Service*)

Any concentration of retail stores or service establishments that share customer-parking areas and are located within an enclosure having public walkways whereby a customer in one store or establishment may walk to another store or establishment without leaving the enclosure. (*Hot Springs, Ark.*)

■ **shore cover** Trees and shrubbery. (*Bayfield County, Wisc.*)

■ **shore lot line** (See also **high-water mark, ordinary; lot, lakefront; lot, shore-land**) The ordinary high-water line of the lake or stream that the lot abuts. (*Delafield, Wisc.*)

■ **shoreland** Those lands extending landward for 200 feet in all directions, as measured on a horizontal plane from ordinary high-water mark; floodways, and contiguous floodplain areas landward 200 feet from such floodways; and all marshes, bogs, swamps, and river deltas, associated with streams, lakes, and tidal waters which are subject to the provisions of the State Shorelines Management Act. For purposes of determining jurisdictional area, the boundary will be either 200 feet from the ordinary high-water mark, or 200 feet from the floodway, whichever is greater. (*Renton, Wash.*)

Lands within the following distances from the ordinary high-water mark of navigable water: 1,000 feet from a lake, pond, or flowage and 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. (*Bayfield County, Wisc.; Ephraim, Wisc.*)

Lands within the following distances from the ordinary high-water mark of navigable waters: 1,500 feet from a lake, pond, estuary, or flowage; and 500 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. (*Milwaukee, Wisc.*)

Land located within the following distances from public waters: 1,000 feet from the ordinary high-water mark of a lake, pond, or flowage or 300 feet from a river or stream or landward extent of a floodplain, as designated by ordinance, on such river or stream, whichever is greater. The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the water for lesser distances as may be shown on the city's official zoning map. (*Jordan, Minn.; St. Paul, Minn.*)

■ **shoreland alteration** Grading and filling in shoreland areas or any alteration of the natural topography where the slope of the land is toward a public water or a watercourse leading to a public water. (*Scott County, Minn.*)

Grading or filling of shoreland areas or any alteration of the natural topography where the slope of the land is toward a public water or a watercourse leading to

a public water. (*Jordan, Minn.*)

■ **shoreland buffer zone** (See also *riparian buffer*) An area of natural vegetation types paralleling the shoreline of a water body, stream, or wetland. The buffer zone provides many ecological benefits including but not limited to minimizing impacts to the water resource from adjacent upland and landward activities through the filtration of sediment and runoff, uptake of nutrients, stabilization of the shoreland, provision of food and cover for wildlife, and improvement of aesthetic qualities. (*Bayfield County, Wisc.*)

■ **shoreline** All of the water areas of the state regulated by the city, including reservoirs and their associated shorelands, together with the lands underlying them, except: (1) shorelines of statewide significance; (2) shorelines on segments of streams upstream of a point where the mean annual flow is 20 cubic feet per second or less and the wetlands associated with such upstream segments; (3) shorelines on lakes less than 20 acres in size and wetlands associated with such small lakes. (*Renton, Wash.*)

■ **shoreline frontage** The shortest horizontal straight line that can be established between points on the side lot lines at the waterfront end of a lot or parcel abutting a lake or stream. At least one point along the horizontal straight line must lie on the ordinary high-water mark, and its entire extent must lie wholly within the lot or parcel. (*Bayfield County, Wisc.*)

The horizontal distance, measured in a straight line, between the intersections of the lot lines with the shoreline at normal high-water line, as defined in this ordinance. (*Limington, Maine*)

■ **shoreline, sensitive area** (See also *environmentally sensitive area*) Those portions of the shoreline that (1) contain or substantially contribute to the maintenance of endangered or valuable forms of life and (2) have unstable or potentially hazardous topographic, geologic, or hydrologic features (such as steep slopes, marshes). (*Renton, Wash.*)

■ **shoreline stabilization** (See also *bulkhead; riprap*) The construction or

modification of bulkheads, retaining walls, dikes, levies, riprap, and other structures along the shoreline, for the purpose of controlling stream undercutting or stream erosion. (*Yakima County, Wash.*)

■ **short-term housing** (See *housing, short-term*)

■ **short-term rental housing** (See *housing, short-term rental*)

■ **shrub** (See also *hedge*) A woody plant that usually remains low and produces shoots or trunks from the base; it is not usually tree-like or single stemmed. (*Coral Gables, Fla.*)



shrub

A woody plant with a multiple stem capable of growing to a height of no more than 15 feet. (*Nashville and Davidson County, Tenn.*)

A woody plant usually greater than three feet but less than 20 feet tall that generally exhibits several erect, spreading, or prostrate stems and has a bushy appearance. (*Columbia River Gorge, Wash.*)

■ **shrub, standard** Any plant specimen, evergreen or deciduous, which upon maturity occupies a space not less than 18 cubic feet. (*Glen Ellyn, Ill.*)

An indigenous evergreen or deciduous plant with a normal life span of at least 20 years, the height of which is a minimum of 18 inches above grade. (*Dewey Beach, Del.*)

■ **sidewalk** (See also *pedestrian walkway*) An improved pedestrian surface that is typically located adjacent to a roadway. (*Farragut, Tenn.*)

Any strip or section of concrete, stone, or macadam a minimum of four feet in



sidewalk

width, the prime purpose of which is a walkway. (*Bensalem Township, Pa.*)

A paved surface or leveled area separated from the street and used as a pedestrian walkway. (*Lake Elsinore, Calif.*)

That portion of a street between the curb lines, or the lateral lines of a roadway, and the adjacent property lines, intended for the use of pedestrians. (*Norton, Ohio*)

That portion of a vehicular thoroughfare not within the roadway and set apart by curbs, barriers, markings, or other delineations for pedestrian travel. (*San Juan Capistrano, Calif.*)

[Areas] located along streets, within the right-of-way or easement, separated by a curb, planter, or both from the street, and designated for preferential use by pedestrians. (*Beaverton, Ore.*)

■ **sidewalk café** (See also **outdoor service area; restaurant, outdoor customer dining area**) A portion of an eating or drinking place, located on a public sidewalk, that provides waiter or waitress service and is either an enclosed or unenclosed sidewalk cafe as defined. No portion of a sidewalk café shall be used for any purpose other than dining and circulation therein. (*New York, N.Y.*)

Any outdoor dining area located in any public sidewalk or right-of-way that is associated with a restaurant or other eating and drinking establishment on a contiguous adjacent parcel. (*Santa Monica, Calif.*)

An area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area or pedestrian plaza area of the public right-of-way and used exclusively for dining, drinking, and pedestrian circulation. (*Sandy, Ore.*)

That portion of a restaurant with tables located on the sidewalk or other open area in front of or adjoining the restaurant premises. (*Loveland, Colo.*)

A portion of an eating or drinking establishment located on a public sidewalk or mall which functions as an extension of the use of the adjacent private property



sidewalk café

by an eating or drinking establishment. A sidewalk café is open to the sky except that it may have awnings or umbrellas. No portion of the sidewalk café shall be used for any purpose other than dining, drinking, and the associated circulation therein. (*San Jose, Calif.*)

■ **sidewalk café, enclosed** A sidewalk cafe contained within a one-story structure constructed predominately of light materials such as glass, slow burning plastic, or lightweight metal. All materials must be approved by the department of buildings. Sidewalk cafes are permitted only upon the granting of revocable consent by the Board of Estimate and as such only nonpermanent structures are permitted. (*New York, N.Y.*)

■ **sidewalk sale** (See also **temporary outdoor sale**) Outdoor sale, conducted by the proprietor, of products normally sold inside a retail establishment. (*Scottsdale, Ariz.*)

A promotional sales event conducted outside the confines of the commercial or manufacturing structure in which such business is normally conducted and which occurs on a paved or concrete area on the same lot as the structure. (*Las Vegas, Nev.*)

A seasonal or occasional sale held on the sidewalk or other structure along the front or side of a particular store or establish-

ment where goods are offered for sale to the public, typically at a discounted price. (*Concord Township, Penn.*)

■ **sidewalk vendor** (See also **mobile food unit**) Any person engaged in the selling, or offering for sale, of food, beverages, merchandise, or services for immediate delivery from a vendor stand or from his or her person that is not located in, or in association with, a building. (*Clearwater, Fla.*)

■ **sidewalk vendor stand** Any portable table, showcase, bench, rack, pushcart, or similar device used for the displaying, storing, or transporting of articles offered for sale by a sidewalk vendor. (*Clearwater, Fla.*)

■ **sight distance triangle** (See also **clear vision triangle**) The triangular area formed by a diagonal line connecting two points located on intersecting street right-of-way lines (or a right-of-way line and the curb or edge of a driveway). (*Baton Rouge, La.*)

The area of a corner lot bounded by the right-of-way lines and a line connecting the two points on the property lines 30 feet from the intersection of the property lines. (*Maryland Heights, Mo.*)

An area of land at the intersection of streets, or a street and a driveway, within which nothing may be erected, planted, placed, or allowed to grow in a manner which will obstruct the vision of motorists entering or leaving the intersection. (*Clarkdale, Ariz.*)

A triangular area on a corner lot, two of the sides of such triangle being formed by extending two imaginary lines from the corner of the lot adjacent to the street intersection at least 40 feet back to two points along the sides of the lot parallel to the two intersecting streets, the third side then being formed by the connection of such points. (*Moorpark, Calif.*)

■ **sign** Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication intended to attract the attention of the public and visible to the public right-

of-way or other properties. The term “sign” shall not include any flag, badge, or insignia or any governmental unit, nor shall it include any item of merchandise normally displayed within a show window of a business. (*Glendale, Ariz.*)

A communication device, structure, or fixture that incorporates graphics, symbols, or written copy intended to promote the sale of a product, commodity, or service, or to provide direction or identification for a premises or facility. (*Redmond, Wash.*)

Any words, lettering, figures, numerals, emblems, devices, trademarks, or trade names, or any combination thereof, by which anything is made known and which is designed to attract attention or convey a message. (*Doylestown, Ohio*)

Any writing (including letter, word, or numeral), pictorial presentation (including illustration or decoration), emblem (including device, symbol, or trademark), flag (including banner or pennant), or any other figure of similar character, that: (1) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; (2) is used to announce, direct attention to, or advertise; and (3) is visible from outside a building. A sign includes writing, representation, or other figures of similar character, within a building, only when illuminated and located in a window. However, nonillu-

minated signs containing solely noncommercial copy with a total surface area not exceeding 12 square feet on any zoning lot, including memorial tablets or signs displayed for the direction or convenience of the public, shall not be subject to the provisions of this resolution. (*New York, N.Y.*)

Commentary: The definition of sign should be broad enough to include all signs, without regard to physical appearance or content. Following this rule of thumb, the definitions of sign we offer here do not have a detailed list of the possible physical attributes of a sign and its supporting structure, nor do they say anything about the content of the sign message. Instead, the emphasis is on what a sign does. Since various types of signs are regulated differently, the zoning ordinance will necessarily provide definitions for each, and we have provided a long list of sign definitions here describing a number of types of signs. Planners must consult their municipal attorney when drafting sign definitions and regulations. PAS Report No. 489/490, Aesthetics, Community Character, and the Law, by Christopher J. Duerksen and R. Matthew Goebel, has a chapter specifically devoted to an analysis of case law regarding what communities can and cannot do in the regulation of signs.

■ **sign, abandoned** A sign or sign structure on a site where all buildings have been demolished or removed. (*Portland, Ore.*)

Any sign that advertises a business, lessor, owner, product, service, or activity that is no longer located on the premises where the sign is displayed. (*Inyo County, Calif.; Truckee, Calif.*)

A sign that no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity and/or for which no legal owner can be found. (*Concord Township, Pa.*)

(a) A sign pertaining to or associated with an event, business, or purpose which is no longer ongoing and which has been inactive or out of business for a period of 90 consecutive days or longer; or (b) a sign which contains structural components but no display for a period of 90 consecutive days or longer. (*Milwaukee, Wisc.*)



sign

■ **sign, advertising** Any advertising sign, billboard, statuary or poster that directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed, but does not include those advertising signs, billboards, or poster panels that direct attention to the business on the premises or to a brand name of a product or commodity with which the business is specifically identified and which is sold on the premises. (*Doylestown, Ohio*)

A sign that has as its purpose to promote, advertise, or sell a product or service obtainable on the premises upon which the sign is located, and not to identify the premises. (*Duluth, Ga.*)

A sign which directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such thing is located or to which it is affixed. (*Mora, Minn.*)

■ **sign, aerial** A balloon or other air-borne flotation device which is tethered to the ground or to a building or other structure that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered. (*Troy, Ohio*)

■ **sign alteration** Any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign. (*Inyo County, Calif.*)

■ **sign, animated or moving** Any sign or part of a sign that changes physical position by any movement or rotation or that gives the visual impression of such movement. (*Iowa State University Extension Service*)

A sign with action, motion, or changing colors which require electrical energy. This does not include signs that indicate only time, temperature, or date. (*Duluth, Ga.*)

A sign that uses movement, lighting, or special materials to depict action or create a special effect to imitate movement. A flashing sign shall not be considered an animated or moving sign. (*Inyo County, Calif.*)

Any sign that, through the use of moving structural elements, flashing or sequential lights, lighting elements, or other automated method, results in movement, the appearance of movement, or change of sign image or text. Changing image signs do not include otherwise static signs where illumination is turned off and back on not more than once every 24 hours. (*Portland, Ore.*)

Any sign or part of a sign which changes physical position or light intensity by any movement or rotation or that gives the appearance of such movement or rotation. (*Clarkdale, Ariz.*)

Any sign or part of a sign that changes physical position by any movement or rotation or that gives the visual impression of such movement by use of lighting, or that exhibits intermittent or sequential flashing of natural or artificial light or color effects by any means whatsoever. (*Loveland, Colo.*)

■ **sign animation** The presentation of pictorials and graphics on signs displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes. (*Lancaster, Ohio*)

■ **sign, appurtenant** A sign incidental, appropriate, and subordinate to a permitted use of the lot or building upon which the sign is located. (*Redding, Calif.*)

A sign relating only to the sale of goods or rendering of services upon the building site on which said sign is erected or maintained. (*Monterey County, Calif.*)

■ **sign area** The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing all of said letters or devices. The calculation for a double-faced sign shall be the area of one face only. Double-faced signs shall be constructed so that the pe-

rimeter of both faces coincide and are parallel and not more than 24 inches apart. (*Prince William County, Va.*)

The entire face of a sign including the advertising surface and any framing, trim, or molding, but not including the supporting structure. (*Iowa State University Extension Service*)

The area within a continuous perimeter enclosing the limits of writing, representation, emblem, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate this sign from the background against which it is placed, excluding the necessary supports or uprights on which this sign is placed; provided, however, that any open space contained within the outer limits of the display face of a sign, or between any component, panel, strip, or figure of any kind composing the display face shall be included in the computation of the sign whether this open space be enclosed or not by a frame or border. For projecting or double-faced signs, only one display face shall be measured in computing sign area which the sign faces are parallel, or where the interior angle formed by the faces is 60 degrees or less, provided that it is a common attached structure. If the two faces of a double-faced sign are of unequal area, the area of the sign shall be taken as the area of the larger face. (*Duluth, Ga.*)

■ **sign, auxiliary** A sign pertaining to the safe and efficient movement of pedestrians and vehicular traffic into and out of a building, parking area, and premises. (*El Paso, Tex.*)

■ **sign, awning** A sign incorporated into or attached to an awning. (*Portland, Ore.*)

A sign that is either attached to, affixed to, or painted on an awning or canopy and not exceeding 50 square feet in sign area. (*Inyo County, Calif.*)

Any nonilluminated sign painted on or applied to a structure made of cloth, canvas, metal, or similar material that is affixed to a building and projects therefrom. Such signs may or may not be fixed or equipped with a mechanism for raising and holding



awning sign

an awning in a retracted position against the building. (*Concord Township, Penn.*)

Any sign attached to or constructed on the face of a permanent, rooflike shelter, extending from part or all of the building face and constructed of some durable material. (*Gillette, Wyo.*)

A sign that is painted on or otherwise attached to an awning that is otherwise permitted by ordinance. (*Loveland, Colo.*)

A sign that is mounted, painted, or otherwise applied on or attached to an awning or other fabric, plastic, or structural protective cover over a door, entrance, or window of a building. A marquee or a canopy is not an awning. (*Troy, Ohio*)

■ **sign, back-lit** An indirect source of light which illuminates a sign by shining through a translucent surface of a sign, including plastic signs, lit from an internal light source. (*Sedona, Ariz.*)

A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign. (*Truckee, Calif.*)

■ **sign, balloon** One or more balloons used as a permanent or temporary sign or as a means of directing attention to any business or profession, or to a commodity or service sold, offered, or manufactured, or to any entertainment. (*Redondo Beach, Calif.*)

Any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location. (*Reno, Nev.*)



balloon sign

■ **sign, banner** A sign with or without characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing. (*Duluth, Ga.*)

A sign having characters, letters or illustrations applied to cloth, paper or fabric of any kind, with only such nonrigid material for background. (*Concord Township, Pa.*)

A sign which is constructed of cloth, canvas, or other type of natural or man-made fabric, or other similar light material which can be easily folded or rolled, but not including paper or cardboard. (*Loveland, Colo.*)

A sign of lightweight fabric or similar nonridged material that is mounted with no enclosing framework. (*Troy, Ohio*)

■ **sign, banner, corporate** The emblem or standard of a for-profit or not-for-profit corporation, or other similar entity. (*Columbus, Ohio*)

■ **sign, banner, ornamental** A banner that uses any of a variety of images or colors of an ornamental nature, and that displays no on-premises or off-premises copy. (*Columbus, Ohio*)

■ **sign, banner, permanent** A sign made of flexible materials and supported along one or more sides or at two or more corners by one or more fixed, rigid supports, such as poles or rods. (*Milwaukee, Wisc.*)

■ **sign, banner, temporary** A sign made of flexible materials and supported along one or more sides or at two or more corners by staples, tape, wires, ropes, strings, or other materials that are not fixed or rigid. (*Milwaukee, Wisc.*)

■ **sign, bench** A sign located on the seat or back of a bench or seat placed on or adjacent to a public right-of-way. (*Concord Township, Pa.*)

A sign which directs attention to a business, product, service, or entertainment conducted, sold, or offered at a location other than on the premises on which the sign is located, but shall not include bus stop signs. (*Loveland, Colo.*)



banner sign

A bench or similar device containing either off-premise or on-premise advertising. (*Beaverton, Ore.*)

Any bench or seat, which is placed in or within 30 feet of the public right-of-way, and which contains advertising material. (*Golden, Colo.*)

■ **sign, billboard** (See also **corridor, sign**)

A sign that directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located. (*Iowa State University Extension Service*)

A board, panel, or tablet used for the display of posters, printed or painted advertising matter, either illuminated or nonilluminated, that directs attention to goods, merchandise, entertainment, or services offered elsewhere than the premises where the sign is located. (*Gillette, Wyo.*)

A structure for the permanent display of off-premises advertising. Off-premises advertising is any commercial message referring or relating to an enterprise or business that is not conducted on the premises where the sign is located. (*Dewey Beach, Del.*)

A sign which directs attention to a business, product, service, or entertainment conducted, sold, or offered at a location other than on the premises on which the sign is located, but shall not include bus stop signs. (*Loveland, Colo.*)

■ **sign, billboard, back-to-back**

A structure with two parallel sign faces oriented in opposite directions. (*Cape Girardeau, Mo.*)

■ **sign, billboard, V-type**

A structure or structures with two sign faces, forming the shape of the letter "V" when viewed from above, with an angle between the two faces of not more than 60 degrees. (*Cape Girardeau, Mo.*)

■ **sign, blade/bracket**

A small, pedestrian-oriented sign (i.e., less than four square feet) that projects perpendicular from a structure (blade sign) or is hung beneath a canopy (bracket sign). (*Inyo County, Calif.*)

■ **sign, bus stop**

Signs located on benches or shelters placed in the public rights-of-way or on private property adjacent to public rights-of-way at a bus stop pursuant to a written agreement with the city which sets forth the regulations for size, content, placement, design, and materials used in the construction of said signs, benches, and shelters. (*Loveland, Colo.*)

■ **sign, business identification**

Any sign identifying a specific business, either retail, wholesale, or industrial, or a profession and is located upon the subject property. (*Plymouth, Minn.*)

A sign displaying information pertaining to goods, services, or entertainment offered or produced by the business located on the same property as the business sign, but not including advertising devices or advertising displays. (*Malibu, Calif.*)

A sign directing attention to a business or profession conducted or to a commodity, service, or entertainment sold or offered on the premises on which such sign is located or to which it is affixed. (*Mora, Minn.*)

■ **sign, cabinet**

A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated. (*Inyo County, Calif.*)

■ **sign, canopy**

A wall sign that is located on the roof, fascia, soffit, or ceiling of a canopy, and that is otherwise permitted by ordinance. (*Loveland, Colo.*)

A sign that is mounted, painted, or otherwise applied on or attached to a free-standing canopy or structural protective cover over an outdoor service area. An awning or a marquee is not a canopy. (*Troy, Ohio*)

Any sign attached to the underside or constructed upon a canopy. (*Irvine, Calif.*)

■ **sign, changeable copy**

A sign designed to allow the changing of copy through manual, mechanical, or electrical means including time and temperature. (*Truckee, Calif.*)

A sign which displays words, lines, logos or symbols which can change to provide different information. Changeable copy signs include computer signs, reader boards with changeable letters and time and temperature units. (*Loveland, Colo.*)

A sign or portion thereof designed to accommodate frequent message changes composed of characters, letters, or illustrations and that can be changed or rearranged, either manually or electronically, without altering the face or surface of such sign. (*Troy, Ohio*)

■ **sign character**

Any letter of the alphabet or numeral. (*Lancaster, Ohio*)

■ **sign, civic event**

A temporary sign, other than a commercial sign, posted to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization, or similar noncommercial organization. (*Truckee, Calif.*)



canopy sign

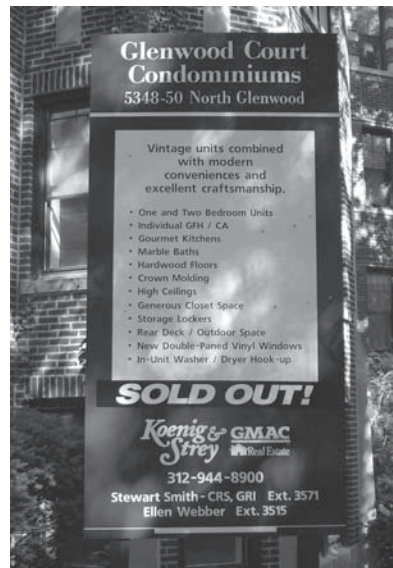
■ **sign, cloth** Any sign executed upon or composed of any flexible fabric. (*Vernal City, Utah*)

■ **sign, combination** A sign incorporating any combination of the features of freestanding, projecting, and roof signs. (*St. Paul, Minn.*)

A sign incorporating any combination of the features of projecting, roof, or freestanding signs. (*Vernal City, Utah*)

■ **sign, commemorative** A sign, tablet, or plaque commemorating or memorializing a person, event, structure, or site. (*Loveland, Colo.*)

A sign, tablet, or plaque memorializing a person, event, structure, or site. . . . (*Inyo County, Calif.*)



construction sign

engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project. (*Loveland, Colo.*)

An on-premises sign identifying a construction project or subdivision development. The sign may contain the name of the project, name, and address of the construction firm(s), architect, and developer. (*Vernal City, Utah*)

■ **sign copy** Any combination of letters or numbers which is intended to inform, direct or otherwise transmit information. (*Boise City, Idaho*)

Any graphic, word numeral, symbol, insignia, text, sample, model, device or combination thereof which is primarily intended to advertise, identify, or notify. (*Sedona, Ariz.*)

■ **sign copy area** The area of the sign occupied by copy. It is computed by measuring the area enclosed by straight lines drawn to enclose the extremities of the letters or numbers. (*Boise City, Idaho*)

The area of a sign that is used for display purposes excluding the minimum frame and supports. In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display. (*Vernal City, Utah*)

■ **sign copy, changeable** Copy or other images that physically change or give the appearance of change at intervals of less than 10 minutes. (*Lancaster, Ohio*)

■ **sign, detached** A sign not attached to or painted on a building, but which is permanently affixed to the ground. A sign attached to a flat surface such as a fence or wall and not a part of a building shall be considered a detached sign. (*Baton Rouge, La.*)

■ **sign, development identification** A sign which, by means of symbol or name, identifies a shopping center, commercial or industrial park, or other development that may contain a mixture of residential, commercial, or industrial uses. (*Troy, Ohio*)



commemorative sign

■ **sign, construction** A temporary sign providing information about future development or current construction on a site and the parties involved in the project. (*Glendale, Ariz.*)

A temporary sign identifying an architect, engineer, contractor, subcontractor, or material supplier who participates in construction on the property on which the

sign is located. (*Concord Township, Pa.*)

A temporary sign placed by a licensed contractor to advertise the work done on that property. (*Clarkdale, Ariz.*)

A temporary sign erected on the premises on which construction, alteration, or repair is taking place, during the period of active continuous construction, displaying only the names of the architects, en-

■ **sign, dilapidated** A sign where elements of the display area or panel are visibly cracked, broken, or discolored, where the support structure or frame members are visibly corroded, bent, broken, torn, or dented, or where the message can no longer be read under normal viewing conditions. (*Milwaukee, Wisc.*)

■ **sign, direct illumination** A sign whose light source is either located in the interior of the sign so that the rays go through the face of the sign, or which is attached to the face of the sign and is perceived as a design element of the sign. (*Inyo County, Calif.*)

Illumination of a sign that is effected by a source of light contained within the sign itself. Any sign in which light becomes visible by shining through a translucent surface shall be considered a sign in which internal illumination is used. (*Peoria, Ill.*)

The method of sign illumination using individual bulbs or other lighting elements to form the alphabetic or numeric characters or graphic elements of the sign, or where the sign face or individual letters or numbers are of translucent material through which light from lighting fixtures inside the sign is transmitted. (*Truckee, Calif.*)

■ **sign, directional** Any on-premises sign that includes information assisting in the flow of pedestrian or vehicular traffic such as enter, exit, and one-way. (*Glendale, Ariz.*)

A sign whose message is exclusively limited to guiding the circulation of motorists or pedestrians on the site. (*Portland, Ore.*)

Signs limited to providing directions necessary or convenient for visitors or clients coming onto a premises including signs marking entrances and exits, parking areas, loading zones, or circulation direction. (*Clarkdale, Ariz.*)

■ **sign, directory** A sign, other than an identification sign, listing the names, uses, or locations of the various businesses or activities conducted within a building or group of buildings, that is centrally located and intended to provide on-site directions. (*Glendale, Ariz.*)

A sign or group of signs attached to a building or freestanding which identifies

the business, owner, address, or occupation of a group of businesses, but contains no advertising. (*Scott County, Minn.*)

■ **sign, double-faced** A sign with two display areas against each other or where the interior angle formed by the display areas is 60 degrees or less, where one face is designed to be seen from one direction and the other side from another direction. (*Duluth, Ga.*)

Sign constructed to display its message on the outer surfaces of two identical and opposite parallel planes. (*Inyo County, Calif.*)

Sign with two faces. (*Concord Township, Pa.*)

■ **sign, electric** Any sign containing or using electrical wiring, but not including signs illuminated by an exterior light source. (*Renton, Wash.*)

■ **sign, electronic message board** A sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means. A time and/or temperature sign shall not be considered an electronic graphics sign. (*Inyo County, Calif.*)

Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments. (*Renton, Wash.*)

■ **sign encroachment, permissible** Any existing awning, marquee, advertising sign, or similar overhanging structure supported from a building immediately adjacent to the limits of the platted street where there is a sidewalk extending to the building line and which does not impair the free and safe flow of traffic on the highway; the permissible retention of overhanging signs is not to be construed as being applicable to those signs supported from poles constructed outside the right-of-way line and not confined by adjacent buildings. (*Charleston, Ill.*)

■ **sign face** The area or display surface used for the message. (*Prince William County, Va.*)

The part of the sign that is or can be used to identify, advertise, or communicate information or for visual representation that attracts the attention of

the public for any purpose. The frame or structural members may be considered as part of the sign face if it is so designed with lighting or other ornamentation that is incorporated for the sign design. (*Jacksonville, N.C.*)

■ **sign, fascia** A sign mounted against the horizontal piece covering the joint between the top of a wall and the projecting eaves of the roof. (*Glendale, Ariz.*)

A single-faced sign attached flush to a building. (*Portland, Ore.*)

■ **sign, fence** A sign attached to or painted on a fence. (*Beaverton, Ore.*)

■ **sign, flashing** Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such is in use. Any moving, illuminated sign shall be considered a "flashing sign." Such signs shall not be deemed to include time and temperature signs or public message dis-



flashing sign

plays using electronic switching. (*Doylestown, Ohio*)

A sign that contains an intermittent or sequential flashing light source. An animated or moving sign shall not be considered as a flashing sign. (*Inyo County, Calif.*)

A sign that exhibits artificially changing light or color effects visible from the right-of-way or adjoining properties. (*Champaign, Ill.*)

Any directly or indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means. (*Clarkdale, Ariz.*)

Any illuminated sign on which the lights either blink on and off randomly or in sequence or have intermittent variation in intensity or color. (*Troy, Ohio*)

A sign having lights or illumination which flashes, moves, rotates, scintillates, blinks, flickers, varies in intensity of color, or uses intermittent electrical pulsations; provided, however, that season lighting as permitted by [local code] shall not be considered a flashing sign. (*Sedona, Ariz.*)

■ **sign, flat** Any sign which is attached directly, in rigid manner, and parallel to the building wall. (*Grant County, Ky.*)

Any sign attached to a building or other structure that projects less than 18 inches beyond the building but extends parallel or substantially parallel thereto. (*Vernal City, Utah*)

■ **sign, freestanding** Any sign supported wholly or in part by some structure other than the building or buildings housing the business to which the sign pertains, or any sign which projects more than five feet from the side of the building to which it is attached. (*Doylestown, Ohio*)

A sign that is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of or attached to a building or other structure whose principal function is something other than the support of a sign. (*Duluth, Ga.*)

Any nonmovable sign not attached to a building. (*Clarkdale, Ariz.*)

Any nonmovable sign not affixed to a building that is not a portable sign. (*Loveland, Colo.*)

A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building. (*Milwaukee, Wisc.*)

■ **sign, freeway-oriented** (See also *corridor, sign*) A sign located within 1,000 feet of any ramp of an interstate highway. (*Troy, Ohio*)

■ **sign, fuel pump** A sign affixed to or mounted on a fuel pump. (*Troy, Ohio*)

■ **sign, garage sale** A sign with a message advertising the resale of personal property that has been used by the resident. (*Truckee, Calif.*)

■ **sign, gas station price** A changeable copy sign advertising gasoline price signs. (*Beaverton, Ore.*)

■ **sign, going out of business** A temporary sign indicating that the business displaying the sign will cease and be discontinued at a specific location. (*Sedona, Ariz.*)

■ **sign, government** A sign erected and maintained by or on behalf of the United States, the state, the county, or the city for the purpose of regulating traffic or for civic purposes. (*Loveland, Colo.*)

■ **sign, grand opening** (See also *grand opening*) A temporary sign indicating that a new business is opening at a specific location. (*Sedona, Ariz.*)

■ **sign, gross area of** The entire area within a single continuous perimeter enclosing the extreme limits of a sign. However, this perimeter shall not include any structural elements lying outside of the limits of the sign and not forming an integral part of the display. (*Doylestown, Ohio*)

The entire area within a single continuous perimeter enclosing the extreme limits of a sign, and in no case passing through or between any adjacent elements of the same; provided, however, such perimeter shall not include any structural elements lying outside of the sign and not forming an integral part of the display. (*Mora, Minn.*)

■ **sign, ground** A sign suspended or supported by one or more uprights or braces anchored in the ground with no more than 30 inches clearance from the bottom of the sign to the ground below. (*Troy, Ohio*)

■ **sign, hazardous** A sign that by reason of inadequate maintenance, dilapidation, or obsolescence creates a hazard to public health, safety, or welfare. (*Loveland, Colo.*)

■ **sign height** The vertical distance measured from the lowest adjacent grade

to the highest point of the sign or sign structure. (*Blacksburg, Va.*)

The vertical distance from the uppermost point used in measuring the area of a sign to the average grade immediately below and adjoining the sign. (*Inyo County, Calif.*)

Height shall be measured from sign base, provided that if the ground at the base is augmented in a manner that adds height to the sign but not the surrounding buildings, the height shall be measured from the nearest paved travel way. Where such traveled way is to be enlarged or otherwise altered in the future, the measurement is to be made from the projected grade of the anticipated traveled way at final buildout. (*Henderson, Nev.*)

■ **sign, highway directional** An official highway directional sign or other official sign authorized by a city, state, or federal agency. (*Philadelphia, Pa.*)

■ **sign, holiday decoration** (See also *seasonal decoration*) Temporary seasonal signs, in the nature of decorations, clearly incidental to and customarily associated with nationally recognized holidays and which contain no advertising message. (*Truckee, Calif.*)

A temporary sign, in the nature of decorations, clearly customary and commonly associated with federal, state, local, or religious holidays and contains no commercial message. (*Loveland, Colo.*)

■ **sign, home occupation** A sign containing only the name and occupation of a permitted home occupation. (*Iowa State University Extension Service*)

A sign listing only the name or occupation of a permitted home occupation. (*Clarkdale, Ariz.*)

■ **sign, hood** A sign attached to, painted on, or suspended from a hood. This term includes signs commonly referred to as marquee signs. (*Milwaukee, Wisc.*)

■ **sign, identification** A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or es-

establishment on the premises where it is located. (*Iowa State University Extension Service*)

A sign used to display only the name, address, crest, or trademark of the business, individual, family, organization, or enterprise occupying the premises, the profession of the occupant or the name of the building on which the sign is displayed. Also, a permanent sign announcing the name of a subdivision, shopping center, tourist home, group housing project, church, school, park, or public or quasi-public structure, facility, or development and the name of the owners or developers. (*Doylestown, Ohio*)

A sign giving only the nature, logo, trademark or other identifying symbol, address, or any combination of the name, symbol, and address of a building, business, development, or establishment. (*Loveland, Colo.*)

A sign which, by means of symbol or name, identifies the area or premises where such sign is located or to which it is affixed. (*Troy, Ohio*)

■ **sign, ideological** Any sign announcing or supporting the personal views of the property owner or tenant of the lot on which the sign is located. (*Clarkdale, Ariz.*)

A sign which does not propose a commercial transaction but, instead, involves only the expression of ideas or beliefs. (*Sedona, Ariz.*)

■ **sign, illegal** Any of the following: (1) a sign erected without first obtaining a permit and complying with all regulations in effect at the time of its construction or use; (2) a sign that was legally erected but whose use has ceased because the business it identifies is no longer conducted on the premises; (3) a nonconforming sign for which the amortization period has expired; (4) a sign that was legally erected but which later became nonconforming and then was damaged to the extent of 50 percent or more of its current replacement value; (5) a sign that is a danger to the public or is unsafe; or (6) a sign that pertains to a specific event that has not been removed within five days after the occurrence of the event. (*Inyo County, Calif.*)

A sign which includes any of the following: (a) a sign erected without first complying with all regulations in effect at the time of its construction or use; (b) a sign that was legally erected, but whose use has ceased, the structure upon which the display is placed has been abandoned by its owner, or the sign is not being used to identify or advertise an ongoing business for a period of not less than 90 days; (c) a sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided by the ordinance rendering the display conforming has expired, and conformance has not been accomplished; (d) a sign that was legally erected which later became nonconforming and then was damaged to the extent of 50 percent or more of its current replacement value; (e) a sign which is a danger to the public or is unsafe; (f) a sign which is a traffic hazard not created by relocation of streets or highways or by acts of the town; or (g) a sign that pertains to a specific event, and five days have elapsed since the occurrence of the event. (*Truckee, Calif.*)

Any sign which was erected without a sign permit in violation of any of the ordinances of the city governing the same at the time of its erection and which sign has not been in conformance with such ordinances . . . and which shall include signs which are posted, nailed, or otherwise fastened or attached to or painted upon structures, utility poles, trees, fences, or other signs. (*Loveland, Colo.*)

■ **sign, illuminated** A sign designed to give forth artificial light directly or through transparent or translucent material from a source of light within this sign, including but not limited to neon and exposed lamp signs, or a sign illuminated by external light directed primarily toward this sign and so shielded that no direct rays from the light are visible elsewhere than on the lot where the illumination occurs. An illuminated sign that indicates only the time, temperature, or date shall not be considered a flashing sign. (*Duluth, Ga.*)

A sign lighted by or exposed to artificial lighting either by lights on or in the sign

or directed toward the sign. (*Iowa State University Extension Service*)

Any sign directly lighted by any electrical light source, internal or external, except light sources specifically and clearly operated for the purpose of lighting the general area in which the sign is located rather than the sign itself. (*Tulsa, Okla.*)

■ **sign, incidental** Those signs that are permitted without need for a sign permit. (*San Juan Capistrano, Calif.*)

■ **sign, indirect illumination** A sign illuminated primarily by light directed toward or across it or by backlighting from a source not within it. Sources of illumination for such signs may be in the form of gooseneck lamps, spotlights, or luminous tubing. Reflectorized signs depending on automobile headlights for an image in periods of darkness shall be construed to be indirectly illuminated signs. (*Miami, Fla.*)

Illumination of a sign that is effected by a source of light not contained within the sign itself. (*Peoria, Ill.*)

A sign whose light source is external to the sign and which casts its light onto the sign from some distance. (*Truckee, Calif.*)

The illumination of a sign by a light fixture separate from the sign that shines light on the sign. (*Truckee, Calif.*)

■ **sign, informational** A sign which directs or regulates pedestrians or vehicle traffic within private property and includes information of a general directive or informational nature such as no parking, handicapped parking, loading area, self-service, and rest rooms; which bears no advertising matter, and does not exceed two square feet of sign area per face. (*Loveland, Colo.*)

Any on-premise sign containing no other message, copy, announcement, or decoration other than instruction or direction to the public. Such signs include but are not limited to the following: identifying rest rooms, public telephones, walkways, entrance and exit drives, freight entrances, and traffic direction. (*Jacksonville, N.C.*)

A sign that provides a service, direction, or courtesy information intended to as-

sist the public and is not displayed for the general purpose of advertising products or services. Information signs shall include the location of business facilities (e.g., store entrances, walk-up windows, self-service operations) and courtesy information (hours of operation, menus, credit cards accepted, restrooms, “no solicitors”). Information signs shall not include fuel price signs or traffic directional signs, nor shall they be part of any sign whose primary function is business identification. (*Redondo Beach, Calif.*)

A sign stating the hours of operation of a business, emergency telephone numbers, credit card usage, or other information of a similar nature. (*Malibu, Calif.*)

Any sign installed within public right-of-way by a political subdivision to direct or control vehicular, pedestrian, and bicycle traffic, identify streets, parks, historical events, or provide other information deemed appropriate. (*Grand Forks, N.Dak.*)

■ **sign, institutional** A sign, which by symbol or name identifies an institutional use permitted within a residential zoning district and may also provide the announcement of services or activities to be held therein. (*Troy, Ohio*)

■ **sign, internal** A sign that is not intended to be viewed from outside the property, and located so as not to be visible from any public right-of-way or from any adjacent property, including any signs in interior areas of shopping centers, commercial buildings and structures, stadiums, and similar structures of a recreational nature. Also included in such definition is a sign inside a building more than three feet inside any window or door and any sign not attached to a window or door that is not legible from a distance of more than five feet beyond the lot line of the zoning lot or parcel on which such sign is located. (*Troy, Ohio*)

■ **sign, kiosk** (See also *kiosk*) A sign consisting of three to five sides that lists names of businesses located on a property or in a building. (*Duluth, Ga.*)

A freestanding bulletin board having more than two faces. (*Miami, Fla.*)

■ **sign, mansard** A sign permanently affixed to a wall or surface designed to protect the edge of a roof, such surface being no more than 30 degrees from vertical. (*Glendale, Ariz.*)

■ **sign, marquee** A sign designed to have changeable copy, either manually or electronically. Marquee signs may be a principal identification sign, a freestanding sign, or a wall sign. Also known as a “readerboard sign.” (*Duluth, Ga.*)

A rooflike structure of a permanent nature that projects from the wall of a building or its supports and may overhang the public way. (*Cecil County, Md.*)

A permanent rooflike structure extending from part of the wall of a building but not supported by the ground and constructed of a durable material such as metal or glass. (*Schaumburg, Ill.*)

A sign that is attached to, in any manner, or made a part of any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of a building, generally designed and constructed to provide protection from the weather. (*Troy, Ohio*)

■ **sign, menu** A temporary sign used to inform the public of the list of entrees, dishes, foods, and entertainment available in a restaurant. (*Glendale, Ariz.*)

■ **sign, menu board** A permanently mounted sign displaying the bill of fare for a drive-through restaurant. (*Glendale, Ariz.*)

A portable or freestanding sign displaying the type and price of food and beverages sold in connection with permitted outdoor dining, or a freestanding sign permanently affixed to the ground in connection with drive-through restaurant service. This definition is not meant to apply to signs displaying menu information that are attached to buildings (such signs are included within definitions for wall or projecting signs, as the case may be). (*Redondo Beach, Calif.*)

A wall or freestanding sign that lists the foods or other products available at drive-through facilities. (*Loveland, Colo.*)

■ **sign module** A self-contained message component that is an integral part

of a sign. (*Loveland, Colo.*)

■ **sign, monument** A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles. (*Prince William County, Va.*)

A freestanding sign where the base of the sign structure is on the ground or a maximum of 12 inches above the adjacent grade. The width of the top of the sign structure can be no more than 120 percent of the width of the base. (*Portland, Ore.*)

■ **sign monument zone** An area of a site dedicated or permitted to the erection of a sign or sign cluster usually less than six feet in height, often lighted and planted with low, brightly colored seasonal flowers. (*Louisiana State University*)

■ **sign, moving** Any sign which in part or in total rotates, revolves, or otherwise is in motion. (*Troy, Ohio*)

■ **sign, multitenant** An identification sign for a commercial site with multiple tenants, displaying the names of each tenant on the site. (*Truckee, Calif.*)

A sign that serves as a common or collective identification for two or more uses on the same premises. (*Loveland, Colo.*)

■ **sign, nameplate** A sign indicating the name and address of a building; or the name of an occupant thereof, and the practice of a permitted occupation therein. (*Gurnee, Ill.*)

A sign, located on the premises, giving only the name or address, or both, of the



nameplate sign

owner or occupant of a building or premises. (*Loveland, Colo.*)

A sign indicating the name and address of a building or the name of an occupant thereof and the practice of a permitted occupation therein. (*Mora, Minn.; Robbinsdale, Minn.*)

■ **sign, neon** A sign containing glass tube lighting in which a gas and phosphors are used in combination to create a colored light. (*Inyo County, Calif.*)

An illuminated sign affected by a colorless, odorless light source consisting of a neon or gas tube that is bent to form letters, symbols, or other shapes. (*Malibu, Calif.*)

A sign formed from neon lamps containing neon gas. (*Troy, Ohio*)

Any sign that uses neon, argon, or any similar gas to illuminate transparent or translucent tubing or other materials, or any use of neon, argon, or any similar gas lighting on or near the exterior of a building or window. (*Fountain Hills, Ariz.*)

A piece of electrical equipment or an electrical apparatus inside of which are wiring and transformers that transform the electricity from low voltage into as high as 12,000 volts or greater, and the necessary high tension wires to the neon tubing that illuminates the sign. (*Suffolk, Va.*)

■ **sign, noncommercial** A sign that does not contain information or advertising for any business, commodity, service, entertainment, product, or other attraction. (*Glendale, Ariz.*)

A sign which has no commercial content. (*Loveland, Colo.*)

A sign that does not direct attention to a business or to a service or commodity for sale, and is of a political, religious, or ideological nature. (*Mashpee, Mass.*)

■ **sign, nonconforming** A sign lawfully erected and maintained prior to the adopting of this ordinance that does not conform with the requirements of this ordinance. (*Glendale, Ariz.*)

A lawfully erected sign that, on the effective date of this article, fails to comply with requirements of this ordinance. (*Duluth, Ga.*)

An advertising structure or sign that was lawfully erected and maintained prior to the adoption of this ordinance, and which has subsequently come under the requirements of this ordinance, but does not now completely comply therewith. (*Inyo County, Calif.*)

A sign lawfully existing at the time of adoption, revision, or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment. (*Clarkdale, Ariz.*)

Any sign that does not conform to the requirements of the ordinance. (*Concord, N.C.*)

■ **sign, obsolete** A sign that no longer advertises or identifies a bona fide business conducted on the property or product sold. (*Troy, Ohio*)

■ **sign, obstructing** A sign or sign structure so that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, standpipe, or the exterior of any window. Also, any sign projecting more than 12 inches from an exterior wall, except projecting signs. (*Beaverton, Ore.*)

■ **sign, off-premise** A sign that directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed. (*Doylestown, Ohio*)

A sign advertising a use, facility, service, or product that is not located, sold, or manufactured on the same premises as the sign. (*Inyo County, Calif.*)

Any sign advertising goods, products, or services, not located or sold on the premises on which the sign is located. (*Gillette, Wyo.*)

A sign which directs attention to a business, product, service, or entertainment conducted, sold, or offered at a location other than on the premises on which the sign is located, but shall not include bus stop signs. (*Loveland, Colo.*)

■ **sign, on-premise** Any sign identifying or advertising a business, person, activity, goods, products, or services, lo-

cated on the premises where the sign is installed and maintained. (*Gillette, Wyo.*)

A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises. On-site signs shall not be construed to include signs erected by the outdoor advertising industry in the conduct of the outdoor advertising business. (*Miami, Fla.*)

■ **sign, open house** A temporary sign used to advertise the sale of a house and direct traffic to the house for sale. (*Glendale, Ariz.*)

■ **sign owner** The permittee with respect to any sign for which a sign permit has been issued; or, with respect to a sign for which no sign permit is required, or for which no sign permit has been obtained, "sign owner" means the person entitled to possession of such sign, the owner, occupant, and agent of the property where the sign is located, and any person deriving a benefit from the sign. (*Sedona, Ariz.*)

■ **sign, painted wall** A sign applied to a building wall with paint and which has no sign structure. (*Portland, Ore.*)

■ **sign, parapet** A sign attached to that portion of a building's exterior wall that projects above the plate line of a building. (*Glendale, Ariz.*)

■ **sign, parasitic** A sign affixed to a sign structure which is in addition to signs specifically designed for said sign structure. (*Sioux Falls, S.Dak.*)

■ **sign, pedestrian** A sign near street or sidewalk level, oriented and scaled to the pedestrian rather than the motorist. (*Truckee, Calif.*)

A small sign readable primarily from the abutting sidewalk or other walkway, but generally not from the street. (*San Juan Capistrano, Calif.*)

■ **sign, pennant** A sign, with or without a logo, made of flexible materials suspended from one or two corners, used in combination with other such signs to create the impression of a line. (*Milwaukee, Wisc.*)

Any geometric shaped cloth, fabric, or other lightweight material normally fastened to a stringer and limited to a maximum sign area of one and one-half square feet which is secured or tethered so as to allow movement of the sign caused by movement of the atmosphere. (*Sioux Falls, S.Dak.*)

■ **sign, permanent** A sign attached to a building, structure, or the ground in some manner that requires a permit from the buildings department and which is made of materials intended for long-term use. (*Portland, Ore.*)

A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises. (*Inyo County, Calif.*)

■ **sign, pitched roof** A sign attached to a roof with a pitch of one-to-four or greater and placed parallel to the building wall. (*Portland, Ore.*)

■ **sign, pole** A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is six feet or more above grade. (*Iowa State University Extension Service*)



pole sign

A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure. (*Jacksonville, N.C.*)

■ **sign, political** A sign identifying and urging voter support for a particular election issue, political party, or candidate

for public office. (*Duluth, Ga.*)

A temporary sign announcing or supporting candidates or issues in connection with any national, state, or local election. (*Clarkdale, Ariz.*)

■ **sign, portable** A sign whose principal supporting structure is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated for reuse. Portable signs shall include but are not limited to signs mounted upon a trailer, bench, wheeled carrier, or other nonmotorized mobile structure with or without wheels. (*Duluth, Ga.*)

A sign that is not permanently affixed to a structure or the ground (e.g., A-frame or sandwich-board signs) and does not exceed 12 square feet in sign area per sign face. (*Inyo County, Calif.*)

A sign designated or intended to be moved easily that is not permanently embedded in the ground or affixed to a building or other structure, including any sign that rests upon the ground, a frame, a building, or other structure. Including but not limited to the following signs: trailer signs (with or without wheels), menu and sandwich boards, hot air or gas-filled balloons or umbrellas used for advertising, signs mounted for advertising purposes on a vehicle that is parked and visible from the public right-of-way (except signs identifying the related business when the vehicle is being used in the normal day-to-day operation of that business), sidewalk or curb signs, and A-frame signs. (*Jacksonville, N.C.*)

A sign that is designed to be easily transportable, including but not limited to signs designed to be displayed while mounted or affixed to the trailer by which it is transported, or with wheels remaining otherwise attached during display; signs mounted on transportable frames with wheels removed; signs attached or affixed to a chassis or other moveable support constructed without wheels; signs designed as, or converted to, A-frame or T-frame signs; signs attached temporarily to the ground, a structure, or other signs; signs mounted on a vehicle and visible

from the public right-of-way, including business vehicle identification signs; sandwich boards; and hot-air or gas-filled balloons which are not designed or approved for navigable flight. (*Loveland, Colo.*)

■ **sign, projecting** A sign attached to a building or other structure and extending in whole or in part more than 14 inches beyond the building. (*Glendale, Ariz.*)



projecting sign

A sign attached to a wall and projecting away from that wall more than 12 inches, but not more than five feet. (*Doylestown, Ohio*)

A sign attached to and projecting out from a building face or wall, generally at right angles to the building. Projecting signs include signs that are totally in the right-of-way, partially in the right-of-way, or fully on private property. (*Portland, Ore.*)

A sign attached to a building or structure and which extends more than 18 inches from said building or structure. (*Clarkdale, Ariz.*)

A sign that is wholly or partly dependent upon a building for support and which projects horizontally more than 15 inches from such building. (*Loveland, Colo.*)

■ **sign, public information** A sign, usually erected and maintained by a public agency, that provides the public with information and in no way relates to a commercial activity. Includes, but not lim-

ited to, speed limit signs, stop signs, city limit signs, street name signs, and directional signs. (*Doylestown, Ohio*)

Any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities. (*Duluth, Ga.*)

■ **sign, pylon** A freestanding sign other than a pole sign, permanently affixed to the ground by supports, but not having the appearance of a solid base. (*Redondo Beach, Calif.*)

■ **sign, railroad** (See *railroad crossing signal*)

■ **sign, real estate** A temporary sign that relates to the sale, lease, or rental of property or buildings, or to construction activities on a site. (*Portland, Ore.*)

A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs. (*Inyo County, Calif.*)

Signs used solely for the purpose of offering the property on which they are dis-



real estate sign

played, for sale, rent, lease, or inspection or indicating that the property has been sold, rented, or leased. Such signs shall be nonilluminated and limited in content to the name of the owner or agent, an address or telephone number for contact, and an indication of the area and general classification of the property. Real estate signs are distinguished in these regula-

tions from other forms of advertising signs and are permitted in certain districts and locations from which other forms of advertising signs are excluded. (*Miami, Fla.*)

A sign pertaining to the sale or lease of the premises on which the sign is located. (*Clarkdale, Ariz.*)

A sign indicating only the availability for sale, rent, or lease of a specific parcel, building, or portion of a building and name, address, and telephone number of owner or listing of real estate broker. (*Loveland, Colo.*)

■ **sign, real estate, off-site** A readily removable sign announcing the proposed sale or rental of property other than the property upon which the sign is located and providing directions to the subject property. (*Federal Way, Wash.*)

■ **sign, real estate, on-site** A sign announcing the sale or rental of the property upon which the sign is located. (*Federal Way, Wash.*)

■ **sign, roof** A sign erected on a roof or signs that project above the highest point of the roof line, parapet, or fascia of the building. (*Glendale, Ariz.*)

A sign displayed above the eaves of a building. (*Doylestown, Ohio*)

A sign erected upon and above a roof structure and wholly supported by the roof structure placed upon a roof. (*Duluth, Ga.*)

A sign on a roof that has a pitch of less than one-to-four. (*Portland, Ore.*)

A sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and projects above the highest point of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof. (*Inyo County, Calif.*)

A sign which is mounted on the roof of a building or which extends above the top edge of the wall of a flat-roofed building, above the eave line of a building with a hip, gambrel, or gable roof or the deck line of a building with a mansard roof. (*Clarkdale, Ariz.*)

■ **sign, rotating** A sign which in its entirety or in part moves in a revolving or similar manner. Such motion does not include methods of changing copy. (*Concord Township, Pa.*)

A sign or sign part that rotates or revolves. (*Tulsa, Okla.*)

An animated sign that revolves or turns or has external sign elements that revolve or turn at a speed greater than six revolutions per minute. Such sign may be power-driven or propelled by the force of wind or air. (*Miami, Fla.*)

■ **sign, sandwich board** A movable sign not secured or attached to the ground or surface upon which it is located. (*Duluth, Ga.*)

An advertising or business ground sign constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member. (*Gillette, Wyo.*)

■ **sign, searchlight** (See also *searchlight*) Searchlights shall be considered signs that are used to announce, direct attention to, or advertise businesses. (*Champaign, Ill.*)

■ **sign setback** The minimum distance required between any property line and any portion of a sign or sign structure. (*Blacksburg, Va.*)

■ **sign setback line** The spacing between a sign and a lot line or two signs. (*Nashville and Davidson County, Tenn.*)

■ **sign, shingle** A sign suspended from and located entirely under a covered porch, covered walkway, or an awning. (*Glendale, Ariz.*)

A projection or wall sign not over six square feet in area, constructed of metal or other noncombustible material attached securely to a building and not projecting more than 24 inches over public property. (*Jacksonville, N.C.*)

■ **sign, snipe** An off-premises sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or to other objects. (*Clearwater, Fla.*)

■ **sign, special event** A sign advertising display that is temporary in nature,

is not permanently attached to the ground or sign surface, and is used for special events, such as, but not limited to, grand openings, seasonal sales, liquidations, going-out-of-business sales, fire sales, and promotions. (*Duluth, Ga.*)

A sign advertising or announcing a special communitywide event or activity conducted by, or sponsored by, or on behalf of a unit of local government, the University of Illinois, a charitable organization, or a not-for-profit corporation. A special communitywide event or activity is one that occurs not more than twice in any 12-month period and seeks to attract donations, participants, or customers throughout the city. (*Champaign, Ill.*)

■ **sign stacking** The placing of one sign above another at the same location. (*El Paso, Tex.*)

■ **sign, statuary** Any sign which is a modeled or sculptured likeness of a living creature or inanimate object intended to be used as an advertising device. (*Sedona, Ariz.*)

An imitation, representation, or similitude of a person or thing which is sculptured, molded, modeled or cast in any solid or plastic substance, material, or fabric which for advertising or identifying purposes is erected on or attached to the ground. (*San Juan Capistrano, Calif.*)

■ **sign store** (See also **retail sales establishment, specialty**) An establishment where the primary use is the retail sale of signs, banners, or similar items. Limited on-site fabrication or creation of signage may be permitted. (*Fort Wayne, Ind.*)

■ **sign structure** The supports, uprights, bracing, or framework of any structure exhibiting a sign, be it single-faced, double-faced, or V-type or otherwise. (*Blacksburg, Va.*)

A structure for the display or support of signs. In addition, for purposes of these regulations, and notwithstanding the definition of structure generally applicable in these zoning regulations, any trailer or other vehicle and any other device that is readily movable and designed or used primarily for the display of signs (rather than with signs as an accessory

function) shall be construed to be a sign structure, and any signs thereon shall be limited in area, number, location, and other characteristics in accordance with general regulations and regulations applying in the district in which displayed. (*Miami, Fla.*)

■ **sign, subdivision identification** A sign which, by means of symbol or name, identifies a subdivision. (*Troy, Ohio*)

A permanent on-premises sign identifying a vehicular entrance to a residential subdivision, residential complex, or institutional use. (*Columbus, Ohio*)



subdivision identification sign

A type of wall sign identifying an entrance or an exit to a building, or used to direct functions within the building, such as day care, gymnasium, etc. (*El Paso, Tex.*)

■ **sign, suspended** A sign that is suspended, parallel, or perpendicular from a building wall, roof, facade, canopy, marquee, or porch by means of brackets, hooks, or chains and the like. (*Blacksburg, Va.*)

A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface. (*Sedona, Ariz.*)

■ **sign, temporary** A sign not intended or designed for permanent display. (*Glen-dale, Ariz.*)

Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs. (*Redmond, Wash.*)

An attached on-premises sign made of nonrigid material, designed and dis-

played for a seasonal or brief activity such as, but not limited to, sales, specials, promotions, holidays, auctions, business grand openings, and signs advertising the lease or vacancy or rental units in multi-unit residential developments. Symbols, figures, balloons, and other similar items shall be considered temporary signs. (*Blacksburg, Va.*)

Any sign constructed of cloth, canvas, fabric, plywood, or other light materials and intended for display for a short period of time. (*Clarkdale, Ariz.*)

■ **sign, tethered** (See also **tethered balloon**) A sign which is anchored by a rope, wire, chain or similar method. (*Milwaukee, Wisc.*)

■ **sign, third-party** Any sign identifying an enterprise and including a sponsoring advertisement, such as Coca Cola or 7-Up. (*Redmond, Wash.*)

■ **sign, V-type** For purposes of computing surface area, is two separate signs if the angle between the two outer surfaces exceeds 240 degrees; otherwise the wings shall be considered one sign. (*Grand Forks, N.Dak.*)

Two separate sign faces at one location that are at an angle of 45 degrees or less to each other; one or two structures may be used. (*El Paso, Tex.*)

■ **sign, vehicle** A sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property. (*Inyo County, Calif.*)

A portable sign affixed to or inside a vehicle for the purpose of directing people to a business in close proximity to where the vehicle is parked. (*Malibu, Calif.*)

A sign which is permanently mounted or otherwise permanently affixed to a vehicle, trailer, or semitrailer and which identifies the business, products, or services with which the vehicle, trailer, or semitrailer is related. For purposes of this definition, magnetic and adhesive signs shall be considered as being permanently affixed. Bumper stickers and similarly sized adhesive decals shall not be considered business vehicle identification signs. (*Loveland, Colo.*)

Any sign attached to or painted on a vehicle parked and visible from the public right-of-way, unless said vehicle is used for transporting people or materials in the normal day-to-day operations of the business. (*Troy, Ohio*)

A sign attached to, mounted, pasted, painted, or drawn on any vehicle, whether motorized or drawn, that is placed, parked, or maintained at one particular location for the express purpose and intent of promotion or conveying an advertising message. (*Duluth, Ga.*)

■ **sign, wall** A sign mounted flat against and projecting less than 14 inches from, or painted on the wall of, a building or structure with the exposed face of the sign in a plane parallel to the face of the wall. This does not include window signs. (*Glendale, Ariz.*)

A sign attached to a wall and not projecting away from the wall more than 12 inches. (*Doylestown, Ohio*)

A sign attached to or painted on the exterior wall of a building. The total lettering on one facade of a building or structure shall constitute one wall sign. (*Duluth, Ga.*)

Any sign attached to or painted on a wall of a building or structure so that the wall forms the supporting structure or becomes the background of the sign and which does not project more than 18 inches from the wall. (*Clarkdale, Ariz.*)

A sign fastened to or painted on a wall of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 15 inches from such building or structure. (*Loveland, Colo.*)

■ **sign, warning** A sign limited to a message of warning, danger, or caution. (*Siskiyou County, Calif.*)

A sign located on a property posting such property for warning or prohibitions on parking, trespassing, hunting, fishing, swimming, or other activity. . . . (*Clearwater, Fla.*)

Any sign indicating the danger of a situation that is potentially dangerous. (*Troy, Ohio*)

■ **sign, wind** Any display or series of displays, banners, flags, balloons, or other

objects designed and fashioned in such a manner as to move when subjected to wind pressure. (*Reno, Nev.*)

■ **sign, window** A sign affixed to the interior or exterior of a window or placed immediately behind a window pane so as to attract the attention of persons outside the building. (*Glendale, Ariz.*)

A sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign that faces a window exposed to public view and located within three feet of the window is considered a window sign for the purpose of calculating the total area of all window signs. (*Inyo County, Calif.*)

Any type of sign or outdoor advertising device that is attached to a window of any building, but does not extend past the limits of said window. . . . The word "window" shall be construed to mean any glass that comprises part of the surface of the wall, regardless of its movability. (*Grant County, Ky.*)

A sign that is applied to or attached to the exterior or interior of a window or located in such manner within a building that it is visible from the exterior of the building through a window, but excludes merchandise in a window display. (*Loveland, Colo.*)

■ **sign with relief** A carved sign with a three-dimensional textured surface that is integral to its design, such as extensively carved, routed, or sandblasted signs. A sign with a simple raised or routed border shall not constitute a sign with relief. (*Sedona, Ariz.*)

■ **signage plan** A graphic representation showing a comprehensive detailed presentation of all signage proposed for a particular lot. (*Dewey Beach, Del.*)

■ **siltation** (See also *sedimentation*) Sediment resulting from accelerated erosion which is settleable or removable by properly designed, constructed, and maintained control measures; and which has been transported from its point of origin within the site of a land disturbing activity; and which has been deposited, or is in suspension in water. (*Concord, N.C.*)



wall sign

■ **silviculture** (See also *forest industry; timber growing*) The development or maintenance of a forest or wooded preserve. (*Temple Terrace, Fla.*)

A process, following accepted forest management principles, whereby the crops constituting forests are tended, harvested, and reforested either by natural or artificial reforestation, or both. (*Lake County, Fla.*)

An activity that, in the long-term, maintains the City's urban forest tree cover and involves the on-going cultivation and harvesting of pine trees from a property with an agricultural exemption which is conducted by a bona fide commercial silviculture operation in a manner primarily consistent with this Code and secondarily consistent with silviculture Best Management Practices. (*Ormond Beach, Fla.*)

The art and science that promotes the growth of single trees and the forest as a biological unit. (*United States Department of Agriculture, Forest Service*)

The scientific management of forest trees. (*Sunfish Lake, Minn.*)

■ **single room occupancy (SRO)** (See also *homeless shelter*) A residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning, and meals. (*Las Vegas, Nev.*)

Multifamily residential buildings containing housing units with a minimum floor area of 150 square feet and a maximum floor area of 375 square feet which may have kitchen or bathroom facilities. Each housing unit is restricted to occupancy by no more than two persons and is offered on a monthly rental basis or longer. (*Santa Monica, Calif.*)

A residential facility where individual secure rooms, of a smaller size than normally found in multiple dwellings, are rented to a one- or two-person household. SRO living units are provided for a weekly or monthly period of time, in exchange for an agreed payment of a fixed amount of money or other compensation based on the period of occupancy. (*San Jose, Calif.*)

■ **sinkhole** Depression formed in soluble rock by the action of subterranean water and is a potential point of significant groundwater recharge. (*Huntsville, Ala.*)

■ **site** Any geographical area. (*Blacksburg, Va.*)

A parcel of land or portion thereof with frontage on a street, devoted to or intended for a use or occupied by a structure or a group of structures. (*Cotati, Calif.*)

A lot or group of contiguous lots not divided by an alley, street, other right-of-way, or city limit, that is proposed for development in accord with the provisions of this code and is in a single ownership or has multiple owners, all of whom join in an application for development. (*Newport Beach, Calif.*)

The entire lot or series of adjoining lots on which a use is or will locate and that is otherwise subject to the provision of this code. (*Burien, Wash.*)

The property that is included in a development application and is a legal lot or lots of record. (*Loveland, Colo.*)

The property subject to a development permit or erosion control plan. (*Sandy, Ore.*)

A contiguous area of land, including a lot or lots or a portion thereof, upon which a project is developed or proposed for development. (*San Jose, Calif.*)

■ **site area** (See also *area definitions*) The total horizontal area, included within the property lines of a site, that contains more than one use or principal structure. (*Jupiter, Fla.*)

The total area to be used for development of a project. (*Sedona, Ariz.*)

■ **site area, base** The amount of land remaining when existing and proposed road and utility rights-of-way are subtracted from the gross tract area. (*Willistown Township, Pa.*)

■ **site area, net** The area of the tract of land in question, less the area of all dedicated public lands or those lands required to be dedicated. . . . (*Wheeling, Ill.*)

■ **site coverage** That portion of a site, expressed as a percentage, occupied by

all buildings or structures that are roofed or otherwise covered and that extend more than three feet above the surface ground level. (*Jupiter, Fla.*)

The percentage of total site area occupied by structures, paving for vehicle use, and all other impervious surfaces. Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks, porches, stairs, etc.). Structure/building coverage does not include eave overhangs, second-story balconies, and decks that allow for the drainage of water through the deck surface and are a minimum of 10 feet above the finished grade at all points. Structure/building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles. (*Truckee, Calif.*)

■ **site depth** The horizontal length of a straight line, drawn from the midpoint of the front property line to the midpoint of the rear property line, of a site that contains more than one use or principal structure. (*Jupiter, Fla.*)

■ **site diagram** A drawing, drawn to scale, showing the location of buildings and structures on a lot, as well as driveways, curb cuts, alleys, streets, easements, and utilities. (*Traverse City, Mich.*)

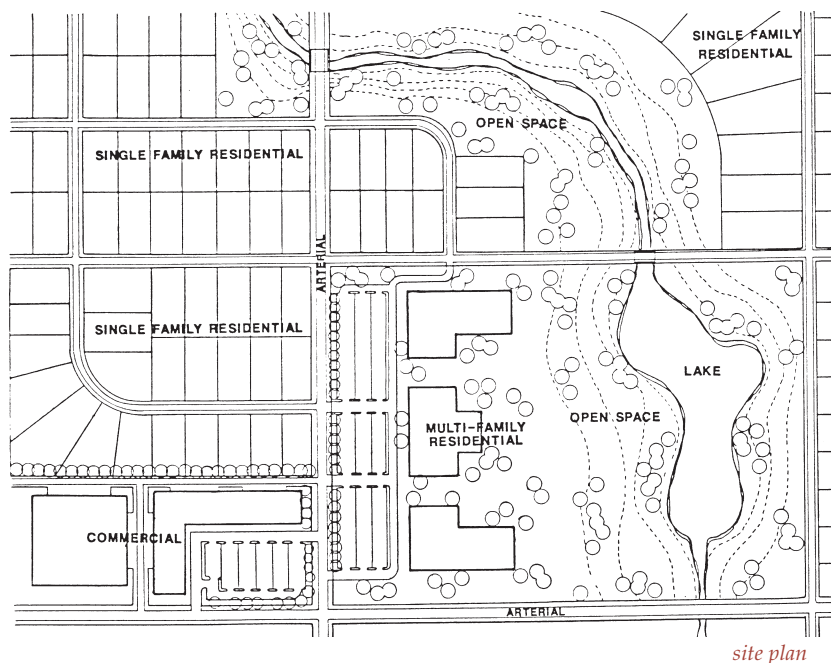
■ **site improvements** (See also *improvement*) Improvements on a site that are required so that the use on the site complies with the provisions of this code. Site improvements include but are not limited to landscaping, parking, signs, design features, impervious surface coverage, multifamily recreation space, and other open spaces on the site. (*Burien, Wash.*)

■ **site plan** (See also *as-built plans*) A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations. Includes lot lines, streets, building sites, reserved open space, buildings, major landscape features—both natural and manmade—and, depending on requirements, the locations

of proposed utility lines. (*Handbook for Planning Commissioners in Missouri*)

A required submission, prepared and approved, that is a detailed engineering drawing of the proposed improvements required in the development of a given lot. (*Prince William County, Va.*)

A plan (to scale) showing uses and structures proposed for a parcel of land as required by the regulations involved. Its purpose is to show how the intended use relates to the major landscape features, the sun and weather, and the surrounding area. (*Iowa State University Extension Service*)



A plan, to scale, of non-single-family residential, commercial or industrial projects, showing uses and structures proposed for a parcel of land as required by the regulations involved. Includes lot lines, streets, building sites, reserved open space, buildings, major landscape features—both natural and man-made—and, depending on requirements, the location of proposed utility lines. (*Doylestown, Ohio*)

A map or graphics prepared to scale depicting the development of a tract of land, including but not limited to the location and relationship of the structures, streets, driveways, recreation areas, parking areas, utilities, landscaping, existing and

proposed grading, walkways, and other site development information as related to a proposed development. (*Menasha, Wisc.*)

■ **site plan approval** A process for the review and approval of a development plan prior to the issuance of a development permit. (*Lake County, Fla.*)

■ **site plan, conceptual** A plan or map that conceptually illustrates the development proposal for the subject property, including but not limited to building footprints and square footage, proposed uses, landscape areas and buffers, plazas, pedestrian and vehicular circulation, park-

ing, site access, service areas, and the identification of potentially sensitive design issues. The relationship of the proposed development to existing, surrounding developments should also be reflected. (*Sedona, Ariz.*)

■ **site plan, final** A plan which may be submitted for all or part of the land area shown on an approved preliminary site plan for a planned office park or planned business park. (*Southaven, Miss.*)

■ **site plan, preliminary** A preliminary plan developed to identify the location and general relationship between land uses, improvements, structures, circulation systems, landscaping, and design elements and typically submitted to the

director of community development for review and comment prior to any required formal submittal to the planning commission or city council. (*Lake Elsinore, Calif.*)

■ **site plan review** The review of the site plan of any public or private project by the department of planning or the planning commission. (*Unalaska, Alaska*)

The process whereby the planning commission shall review the site plans and maps of the developer to assure that they meet the stated purposes and standards of the zoning district, provide for the necessary public facilities, and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping. (*Archbold, Ohio*)

The review of a site plan [and] other studies to assist in determining the manner in which the applicant intends to make use of his property. (*Cathedral City, Calif.*)

■ **site width** The horizontal distance between the side property lines measured at right angles to the site depth, midway between the front and rear property lines, of a site that contains more than one use or principal structure. (*Jupiter, Fla.*)

■ **site work** Any of the following: (a) Physical expansion of any principal or accessory building. (b) Alteration, replacement, addition, or removal of exterior building features such as but not limited to porches, railings, balconies, gables, awnings, signs, bay windows, fire escapes, cornices, capitals, lintels, sills and pediments. (c) Alteration of the size, number, or location of curb cuts. (d) Alteration of loading or unloading facilities. (e) Alteration of existing off-street parking spaces or installation of new off-street parking spaces. (f) Modification of landscaping. (g) Relocation of an existing freestanding sign or installation of a new freestanding sign. (*Milwaukee, Wisc.*)

■ **skateboard** A foot board mounted upon four or more wheels and is usually propelled by the user who sometimes stands, sits, kneels, or lays upon the device while it is in motion. (*Walla Walla, Wash.*)

A wheeled device designed to transport a rider in a standing position; this device is not otherwise secured to a rider's feet or shoes. (*Rochester, Minn.*)

■ **skateboard, motorized** The same as a skateboard in all respects except that it is designed to be or can be self-propelled by motorized power. (*Selma, Calif.*)

■ **skateboard pipe** A building, structure, or open area, containing or developed with slopes, hills, passageways, and other challenges where people using skateboards may practice the sport for a fee; rental or sale of skateboards and related equipment may be included. (*Charlottesville, Va.*)

All outdoor structures commonly known as pipes, with a shape of a half circle or oval, that are designed and principally intended to permit persons on skateboards to move continuously from one side to the other. (*Kentwood, Mich.*)

■ **skateboard ramp** All outdoor structures commonly known as ramps, with an upward inclined surface, essentially one of the two sides of a pipe, which are designed and principally intended to permit persons on skateboards to move from horizontal to vertical and back to horizontal. (*Kentwood, Mich.*)

■ **skatepark** A public facility that is designed for use by persons riding skateboards, in-line skates, or roller skates. (*Sunnyvale, Calif.*)



skatepark

■ **skating rink, ice or roller** An establishment that provides facilities for participant skating. (*Hermosa Beach, Calif.*)

■ **ski area** An area developed for snow skiing, with trails and lifts, and including ski rentals and sales, instruction, and eating facilities. (*Siskiyou County, Calif.*)

An establishment for cross-country or downhill ski runs and including, but not limited to, chairlifts; warming huts; and supporting services. (*King County, Wash.*)

■ **ski lift facilities** Commercial establishments charging admission or user fees to the public for the use of ski lifts, ski runs, and trails. Ski lift facilities include powered conveyors for transporting skiers or sightseers up a mountainside. Ski lifts can be chair lifts, surface lifts, gondolas, or cable cars. Ski runs include slopes intended for downhill skiing, paths or trails for cross-country or Nordic skiing, and helicopter ski runs. Ski facilities also include snow making, helicopter skiing facilities, and related commercial facilities including equipment rental, storage lockers, warming huts, restaurants and bars, and overnight lodging accommodations. (*Truckee, Calif.*)

■ **ski resort** A ski area that also includes sales, rentals, and services of related equipment and accessories, eating places, residences, and hotels and motels. (*Siskiyou County, Calif.*)

■ **sky exposure plane** (See also *daylight plane*) An imaginary inclined plane, rising over a lot, drawn at a specified angle from the vertical, the bottom side of which is coincidental with the lot line(s) or yard line(s) of the lot, or directly above them, and which, together with other bulk regulations and lot size requirements, delineate the maximum bulk of any improvement that may be constructed on the lot. The angle of bulk plane is established by district regulations, and no portion of any structure, with specified exceptions, is permitted to extend beyond it. Where such requirements exist, upper floors must be set back increasingly greater distances from the street or sides of the lot. New York City's familiar "wedding cake" architecture is one result. Such requirements have in some cases been replaced or supplemented by floor area ratio (FAR) requirements. Some synonyms are light plane, setback plane, or sky exposure plane. (*American Planning Association*)

An imaginary inclined plane: (1) beginning above the street line (or, where so indicated, above the front yard line) at a height set forth in the district regulations; and (2) rising over a zoning lot at a ratio of vertical distance to horizontal distance set forth in the district regulations. (*New York, N.Y.*)

■ **sky exposure plane, rear** An imaginary inclined plane: (1) beginning above a line at a distance from and parallel to the street line and at a height set forth in the district regulations; and (2) rising over a zoning lot at a ratio of vertical distance to horizontal distance set forth in the district regulations. (*New York City, N.Y.*)

■ **skybuilding** An elevated, occupiable structure, located over a right-of-way, used for occupancies that are not considered hazardous. (*Reno, Nev.*)

■ **skylight** That portion of a roof which is glazed to admit light, and the mechanical fastening required to hold the glazing, including a curb not exceeding 10 inches in height to provide a weather-proofing barrier. (*Santa Monica, Calif.*)

■ **skytram** An automated conveyance associated with an elevated structure, lo-

cated over a right-of-way, used for the movement of people and material that is not hazardous, as defined by the uniform building and fire code. (*Reno, Nev.*)

■ **skyway** (See *pedestrian skyway*)

■ **slaughterhouse** A facility for the slaughtering and processing of animals and the refining of their byproducts. (*Sioux Falls, S.Dak.*)

A building used for the for-profit slaughtering of animals that are either raised or transported to the building and the processing and storage of animal products and waste that results from a slaughtering process. (*Washoe County, Nev.*)

A building or structure where livestock is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals and may include packing, treating, storage, or sale of the product on the premises. (*Concord, N.C.*)

■ **slaughterhouse, agricultural** A building used as an ancillary structure on a farm or ranch for the nonprofit slaughtering of animals raised on site and the processing and storage of animal products and waste that results from a slaughtering process. (*Washoe County, Nev.*)

■ **sleeping room** (See also *bedroom; room*) A fully enclosed portion of a building, designed or intended to be used for sleeping purposes. For purposes of measurement, where a sleeping room contains more than two beds, every unit of two beds or fraction thereof, shall be counted as a separate sleeping room. (*Pittsburgh, Pa.*)

A space in a structure used for sleeping purposes. (*Moorpark, Calif.*)

■ **sliding-scale zoning** (See also *agricultural protection zoning; fixed area-based allowance zoning; quarter/quarter zoning*) Reduces the density of non-farm dwellings as the size of the parcel increases; for example, in a typical sliding-scale district, one buildable lot is permitted on the first five acres, one on the next ten acres, and another unit for every

30 acres beyond that. (*Washtenaw County, Mich.*)

■ **slope** The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees. (*Elbert County, Colo.*)

■ **slope, complex** The rate of rise or fall of the natural terrain, expressed as a percentage, of an area with two or more directions of slope. Complex slope is measured by the following formula: complex slope = $(0.00229 \text{ IL}/A)$, where 0.00229 = conversion factor for square feet; I = contour interval in feet; L = sum of the length of contour lines in feet; A = size of the area in acres. (*Truckee, Calif.*)

■ **slope, critical** Any slope of 25 percent but less than 40 percent. (*Iowa City, Iowa*)

■ **slope, percent average** The percent average slope calculated for property within the planned mountain development district, and within the boundaries of a subdivision plat, which is determined using the following equation: $S = .0023 \text{ IL}/A$, where S = Percent average slope; I = Contour interval in feet; L = Contour length in feet; and A = Parcel area in acres. (*El Paso, Tex.*)

■ **slope, percent of** The ratio of vertical rise or fall to horizontal distance of terrain measured perpendicular to the contour lines at horizontal intervals of more than 10 feet . . . (*Taos, N.Mex.*)

The ratio of vertical distance to horizontal distance (rise divided by run). The horizontal distance on a contour map is measured with an engineer's scale on a topographic map with surveyed two-foot interval contour lines at a scale of 1 equals some multiple of 10 feet. For example, a 1 : 4 slope (one-foot rise over a four-foot run) is a 25 percent slope. (*Sandy, Ore.*)

■ **slope, protected** (See also *easement, slope*) Any slope of 40 percent or steeper. (*Iowa City, Iowa*)

■ **slope, simple** The rate of rise or fall of the natural terrain, expressed as a percentage, of an area with a single direction of slope. Simple slope is measured by the following formula: simple slope = $(V / H) \times 100$ where V = vertical distance be-

tween the highest elevation and lowest elevation of a straight line drawn perpendicular to the sloping surface; H = horizontal distance of a straight line drawn perpendicular to the sloping surface. (*Truckee, Calif.*)

■ **slope, steep** Slopes of 40 percent gradient or steeper. (*Redmond, Wash.*)

A grade of 25 percent or more for a distance of 50 feet or more. (*Blacksburg, Va.*)

Those areas of land characterized by a change in elevation of 15 percent or more but not exceeding 25 percent over the specified distance or contour as specified in [the ordinance]. (*Concord Township, Pa.*)

Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this ordinance. Where specific information is not available, steep slopes are lands having slopes over 12 percent, as measured over horizontal distances of 50 feet or more, that are not bluffs. (*Plymouth, Minn.*)

■ **slope, sustained** A change in elevation where the referenced percent grade, measured at two-foot contour intervals, is maintained or exceeded throughout the measured area. (*Limington, Maine*)

■ **slope terrace** The relatively level step constructed in the face of a graded slope surface (purposes include drainage and maintenance). (*Sedona, Ariz.*)

That level portion of a manufactured slope. (*San Juan Capistrano, Calif.*)

■ **slope, toe of** A point or line of a slope in an excavation or cut where the lower surface changes to horizontal or meets the existing ground slope. (*Renton, Wash.*)

■ **slope, top of** A point or line on the upper surface of a slope where it changes to horizontal or meets the original surface. (1) Top of excavation or cut: the upper surface point where the excavation meets

the original ground surface; (2) Top of embankment: the upper surface point or line to which side slope changes to horizontal or meets original ground surface. (Renton, Wash.)

The higher point of a 50-foot segment with an average slope of at least 20 percent. (Minnetonka, Minn.)

■ **slope, unstable** An area susceptible to a landslide, a mudflow, a rockfall or accelerated creep of slope-forming materials. (Concord, N.C.)

■ **sludge** (See also *sewage*) Any solid, semisolid, or liquid waste generated from a municipal, commercial, institutional, or industrial wastewater treatment plant, water supply treatment plant, or air pollution control facility, or any other waste having similar characteristics and effects. (Concord, N.C.)

■ **smart growth** (See also *growth management*) Planning, regulatory, and development practices and techniques founded upon and promoting the following principles: (1) using land resources more efficiently through compact building forms, infill development, and moderation in street and parking standards in order to lessen land consumption and preserve natural resources; (2) supporting the location of stores, offices, residences, schools, recreational spaces, and other public facilities within walking distance of each other in compact neighborhoods that are designed to provide alternate opportunities for easier movement and interaction; (3) providing a variety of housing choices so that the young and old, single persons and families, and those of varying economic ability may find places to live; (4) supporting walking, cycling, and transit as attractive alternatives to driving; providing alternative routes that disperse, rather than concentrate, traffic congestion; and lowering traffic speeds in neighborhoods; (5) connecting infrastructure and development decisions to minimize future costs by creating neighborhoods where more people use existing services and facilities, and by integrating development and land use with transit routes and stations; and (6) improving the development review process and development standards so

that developers are encouraged to apply the principles stated above. (*Growing Smart Legislative Guidebook*)

Development that enhances existing communities, that is compatible with the natural environment, and that uses tax dollars efficiently while attracting private investment. (*A Smart Growth Agenda for Illinois, Campaign for Sensible Growth, 1999*)

A perspective, method, and goal for managing the growth of a community. It focuses on the long-term implications of growth and how it may affect the community, instead of viewing growth as an end in itself. The community can vary in size; it may be as small as a city block or a neighborhood, or as large as a city, a metropolitan area, or even a region. Smart Growth promotes cooperation between often diverse groups to arrive at sustainable long-term strategies for managing growth. It is designed to create livable cities, promote economic development, and protect open spaces, environmentally sensitive areas, and agricultural lands. (*Austin, Tex.*)

Smart growth seeks to identify a common ground where developers, environmentalists, public officials, citizens, and financiers can find ways to accommodate growth. It promotes compact, mixed-used development that offers a high-quality living and working environment and encourages a choice of travel mode—walking, cycling, and transit, while protecting environmental features and resources. (*Chattahoochee Hill Country (Georgia) Alliance*)

■ **smog** (See also *air pollution; ozone; pollutant*) A mixture of pollutants, principally ground-level ozone, produced by chemical reactions in the air involving smog-forming chemicals. A major portion of smog-formers come from burning of petroleum-based fuels such as gasoline. Other smog-formers, volatile organic compounds, are found in products such as paints and solvents. Smog can harm health, damage the environment, and cause poor visibility. Major smog occurrences are often linked to heavy motor vehicle traffic, sunshine, high temperatures, and calm winds or temperature inversion (weather condition in which

warm air is trapped close to the ground instead of rising). Smog is often worse away from the source of the smog-forming chemicals, since the chemical reactions that result in smog occur in the sky while the reacting chemicals are being blown away from their sources by winds. (*Environmental Protection Agency*)

■ **smoke** (See also *nuisance*) Small gas-borne particles resulting from incomplete combustion, consisting predominantly but not exclusively of carbon, ash, and other combustible material that form a visible plume in the air. (*Aurora, Ill.*)

A suspension in a gas of solid particles, the gaseous products of burning organic material. (*Albuquerque, N.Mex.*)

■ **smoke unit** (See also *Ringelmann number*) The number obtained when the smoke density in the Ringelmann number is multiplied by the time of emission in minutes. For the purpose of this calculation: (1) a Ringelmann density reading shall be made at least once a minute during the period of observation; (2) each reading is then multiplied by the time in minutes during which it is observed; and (3) the various products are then added together to give the total number of smoke units observed during the entire observation period. (*Burr Ridge, Ill.*)

■ **snack shop** (See also *recreation, outdoor concession*) An establishment that serves a snack usually for consumption between meals; specifically, items such as donuts, ice cream, yogurt, or cookies are considered snacks, and the planning commission may consider additional items as snacks. (*Hermosa Beach, Calif.*)

An establishment similar to a restaurant, but limited to the extent that no food is cooked on the premises other than heating by microwave oven, no drive-through windows exist on the premises, and seating for customers does not exceed 25. (*Champaign, Ill.*)

■ **snow removal business** A seasonal commercial service which removes accumulated snow from vehicle and pedestrian areas for a fee. (*Truckee, Calif.*)

■ **snowmobile** (See also *off-road vehicle*) A self-propelled vehicle designed for

travel on snow or ice or a natural terrain steered by wheels, skis or runners. (*Rochester, Minn.*)

■ **social service** A service or activity undertaken to advance the welfare of citizens in need. A social service may include supporting office uses, supporting medical office or clinic uses, supporting vocational or trade training, supporting personal services, or a food and goods distribution facility. (*San Jose, Calif.*)

A service operated by a nonprofit organization which provides advice or assistance on matters including career guidance, chemical or alcohol abuse, and health concerns but not including in-patient, overnight, or custodial care facilities which provide living quarters for recipients of the service or staff. A counseling or training service shall not include medical examinations, dispensing of drugs or medication, or other treatments normally conducted in a hospital or clinic. A counseling or training service shall not include employment agencies or offices for private attorneys, psychiatrists, psychologists, and other private for-profit practitioners. (*Robbinsdale, Minn.*)

■ **social service agency** A facility operated by an organization which provides services such as training, counseling, health, or the distribution of food or clothing. This term includes but is not limited to a facility offering life skills training, substance abuse counseling, housing services, or a neighborhood recovery center. This term does not include an emergency residential shelter. (*Milwaukee, Wisc.*)

An agency that provides social services. (*San Jose, Calif.*)

Facilities other than offices providing a social service directly to the adjacent community, such as food banks, blood banks, emergency shelters, crisis centers, etc. (*Renton, Wash.*)

A facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. The term includes a facility that provides assistance concerning psychological problems, employment, learning disabilities, or physical disabilities, but does not include a rescue mission or

homeless shelter. (*Las Vegas, Nev.*)

■ **sod** The grass-covered surface of the ground and the soil below the surface only to the depth of the roots of the grass. (*Delafield, Wisc.*)

■ **sod farm** Any land containing at least three acres used to raise lawn grasses, trees, flowers, shrubs, and other plants for sale or transplanting where retail sales are limited to items produced on the site. (*Loveland, Colo.*)

■ **software development facility** (See *computer design and development facility*)

■ **soil** The natural or processed, unconsolidated, mineral, and organic material on the immediate surface of the earth that does or is suitable to serve as a natural medium for the growth of land plants. (*Redmond, Wash.*)

All unconsolidated mineral and organic material of whatever origin that overlies bedrock and can be readily excavated. (*Elbert County, Colo.*)

Naturally occurring surficial deposits overlying bedrock. (*Sedona, Ariz.*)

■ **soil area, hydroperiod** The period during which a soil area is saturated. (*Concord, N.C.*)

■ **soil erosion** (See *erosion*)

■ **soil, expansive** Soils that swell when they absorb water and shrink as they dry. (*California Planning Roundtable*)

Rock or soil that shrinks or expands excessively with changes in moisture content. (*Boulder County, Colo.*)

■ **soil, hydric** Soils susceptible to saturation by water. (*Johnson County, Iowa*)

Soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. (*Hopkins, Minn.; Jordan, Minn.; Wayne County, Ohio*)

■ **soil stabilization** Measures that protect soil from the erosive forces of raindrop impact and flowing water and include but are not limited to vegetative establishment, mulching, and the early application of gravel base on areas to be

paved. (*Westchester County, N.Y.*)

■ **soil, topsoil** The top layer of native soil. The term is also used to describe good soil imported for landscaping. (*Las Vegas, Nev.*)

Generally, the top layer of soil, characterized by having a high organic matter content and by being optimal for the growth of plants. (*Delafield, Wisc.*)

■ **solar access** The provision of direct sunlight to an area specified for solar energy collection by natural forces that serves as a natural medium for growing land plants. (*Larkspur, Calif.*)

Access to sunlight to protect active or passive solar energy systems from shadows blocking exposure to the sun during hours of high isolation, from 9:20 a.m. to 3:20 p.m. local time. (*Tucson, Ariz.*)

The ability to receive sunlight across real property for any solar energy device. (*Boulder County, Colo.*)

The airspace over a parcel that provides access for a solar energy system to absorb energy from the sun. (*Rancho Mirage, Calif.*)

Protection from shade for a specific area during specific hours and dates, but not including protection from shade cast by exempt vegetation. (*Deschutes County, Ore.*)

■ **solar access height limit** A series of contour lines establishing the maximum permitted height for nonexempt vegetation on lots affected by a solar access permit. (*Beaverton, Ore.*)

The allowable height of buildings, structures, and nonexempt vegetation on a property burdened by the solar access of another property. (*Deschutes County, Ore.*)

■ **solar access permit** The instrument issued by the county which limits the size of nonexempt vegetation on certain lots in the vicinity of a recorded solar collector. (*Deschutes County, Ore.*)

A document issued by the city that describes the maximum height that nonexempt vegetation is allowed to grow on lots to which a solar access permit applies. (*Beaverton, Ore.*)

■ **solar access space** That airspace above all lots within the zoning district necessary to prevent any improvement, vegetation, or tree located on said lots from casting a shadow upon any solar collector located within said zone greater than the shadow cast by a hypothetical vertical wall 10 feet high located along the property lines of said lots between hours of 9:30 a.m. and 2:30 p.m., Central Standard Time on December 21. This shall not apply to any improvement or tree that casts a shadow upon a solar collector at the time of the installation of said collector, or to vegetation existing at the time of installation of said solar collector. (*Scott County, Minn.*)

The airspace needed above all lots within the zoning district to prevent any improvement, vegetation, or tree located on said lots from casting a shadow upon any solar device located within said zone greater than the shadow cast between the hours of 9:30 a.m. and 2:30 p.m., Central Standard Time, on December 21, by a hypothetical vertical wall 10 feet high located along the property lines of said lots. This chapter shall not apply to any existing improvement, vegetation, or tree which casts a shadow upon a solar device at the time of installation of said device. (*Jordan, Minn.*)

■ **solar building line, projected** A line on a plat or map recorded with the plat that identifies the location on a lot where a point two feet above may not be shaded by structures or nonexempt trees. (*Beaverton, Ore.*)

■ **solar collector** Any object that uses solar radiation for a useful purpose, including but not limited to windows, walls, roofs, and collectors. (*Deschutes County, Ore.*)

A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy and that contributes significantly to a structure's energy supply. (*Jordan, Minn.; Scott County, Minn.*)

■ **solar collector, productive** A solar collector that provides no less than (a) 10 percent of a building's annual total energy

requirement; or (b) 50 percent of a building's annual water heating requirements. (*Deschutes County, Ore.*)

■ **solar energy** Radiant energy (direct, diffuse, and reflected) received from the sun. (*Jordan, Minn.; Scott County, Minn.*)

■ **solar energy storage facility** (*See also energy system, production through renewable sources*) Equipment consisting of containers, heat exchanges, piping, and other transfer mechanisms (including fluids, gases, or solids), controls and related structural support for transporting and storing collected energy (from solar energy systems), including structural elements designed for use in passive solar energy systems. (*Jordan, Minn.*)

■ **solar energy system** Includes: (1) A design using natural and architectural features to cool or heat a structure, or (2) a mechanical assembly that may include a solar collector, storage facility, and any other components needed to cool or heat a structure. (*Tucson, Ariz.*)

A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components to the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system). To qualify as a solar energy system, the system must be permanently located for not less than 90 days in any calendar year beginning with the first calendar year after completion of construction. (*Jordan, Minn.; Scott County, Minn.*)

A solar collector or other device or structural design feature of a structure that relies upon sunshine as an energy source and is capable of collecting, distributing, and storing (if appropriate to the technology) the sun's radiant energy for a beneficial use. (*Loveland, Colo.*)

■ **solar energy system, active** A solar energy system that requires external mechanical power to move the collected heat. (*Jordan, Minn.*)

■ **solar energy system, passive** A solar energy system that uses natural and architectural components to collect and store solar energy without using any external mechanical power. (*Jordan, Minn.*)

■ **solar equipment** Any solar collector, skylight, or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, cooling, water heating, or for power generation. (*Newport Beach, Calif.*)

A structure designed to utilize solar energy as an alternative for, or supplement to, a conventional energy system. (*Scott County, Minn.*)

■ **solar feature** A device or combination of devices or elements that does or will use direct sunlight as a source of energy for such purposes as heating or cooling a structure, heating or pumping water, or generating electricity. Examples of a solar feature include: a solar greenhouse, solar panels, a solar hot water heater, and a south-facing window that contains a total of at least 20 square feet of glazing. Solar features may serve as a structural member of the structure. A south-facing wall without solar features is not a solar feature. (*Portland, Ore.*)

A device or combination of devices or elements that does or will use direct sunlight as a source of energy for such purposes as heating or cooling of a structure, heating or pumping of water, and generating electricity. Examples of a solar feature include a window that contains at least 20 square feet of glazing oriented within 45 degrees east and west of true south, a solar greenhouse, or a solar hot water heater. A solar feature may be used for purposes in addition to collecting solar energy, including but not limited to serving as a structural member or part of a roof, wall, or window. A south-facing wall without windows and without other features that use solar energy is not a solar feature for purposes of this ordinance. (*Beaverton, Ore.*)

■ **solar gain line** A line parallel to the northern property line(s) of the lot(s) south of and adjoining a given lot, including lots separated only by a street, that intersects the solar feature on that lot. (*Beaverton, Ore.*)

■ **solar heating** The direct use of the sun for generating energy. Solar devices qualifying for this shall include passive

solar space heating, active solar space heating, or active water heating, with the sun serving as the primary heat source. (*Vancouver, Wash.*)

■ **solar heating hours** The hours and dates during which solar access is provided. (*Deschutes County, Ore.*)

■ **solar-oriented lot** (1) A lot with a front lot line oriented to within 30 degrees of a true east-west line. When the lot line abutting a street is curved, "front lot line" shall mean the chord or straight line connecting the ends of the curve. For a flag lot, "front lot line" shall mean the lot line that is most parallel to the closest street, excluding the pole portion of the flag lot; or (2) a lot which, when a straight line is drawn from a point midway between the side lot lines at the required front yard setback to a point midway between the side lot lines at the required rear yard setback, is oriented to within 30 degrees of true north along said line; or (3) a corner lot with a south lot line oriented to within 30 degrees of a true east-west line, which south lot line adjoins a public street or permanently reserved open space; provided, however, that the adjacent street right-of-way or open space has a minimum north-south dimension of at least 50 feet. For the purposes of this definition, "permanently reserved open space" shall include, without limitation, parks, cemeteries, golf courses and other similar outdoor recreation areas, drainage ditches and ponds, irrigation ditches and reservoirs, lakes, ponds, wetlands, open spaces reserved on subdivision plats for neighborhood use, and other like and similar permanent open space. (*Loveland, Colo.*)

■ **solar-oriented subdivision** A subdivision in which a minimum of 65 percent of the lots less than 15,000 square feet in size are solar-oriented lots. (*Loveland, Colo.*)

■ **solar power** Electrical power generation through the utilization of photovoltaic cells, typically building-integrated, nonmechanical semiconductor devices that convert sunlight into direct current electricity. (*San Jose, Calif.*)

■ **solar screen** A device attached to a building to provide shading for glazed areas thereof. (*Lincoln, Nebr.*)

■ **solar skyspace** The space between a solar energy collector and the sun that must be free of obstructions that shade the collector to an extent that precludes its cost-effective operation. (*Scott County, Minn.*)

■ **solar skyspace easement** A right, expressed as an easement, covenant, condition, or other property interest in any deed or other instrument executed by or on behalf of any landowner, which protects the solar skyspace of an actual, proposed, or designated solar energy collector at a described location by forbidding or limiting activities or land uses that interfere with access to solar energy. The solar skyspace must be described as the three-dimensional space in which obstruction is prohibited or limited, or as the times of day during which direct sunlight to the solar collector may not be obstructed, or as a combination of the two methods. (*Scott County, Minn.*)

■ **solar structure** A structure designed to utilize solar energy as an alternative for or supplement to a conventional energy system. (*Jordan, Minn.; Menasha, Wisc.*)

■ **solicit** (See *peddle*)

■ **solicitor** (See *peddler*)

■ **solid waste** (See also *construction waste; garbage; litter; refuse; rubbish*) Any garbage, refuse, rubbish, or other discarded materials, that may be in solid, liquid, or gaseous form. (*Boulder County, Colo.*)

Sludge from air or water pollution control facilities, demolition, construction debris, and residential, industrial, and commercial wastes. (*Tonawanda, N.Y.*)

Any garbage, refuse, sludge from a wastewater treatment plant, sludge from a water supply treatment plant, sludge from an air pollution control facility, or other discarded material as described in [state law]. However, the term "solid waste" does not include the following: (1) solid or dissolved material in domestic sewage, solid or dissolved materials in irrigation return flows, or industrial discharges which are point sources subject to permits under Section 402 of the Federal Water Pollution Control Act Amendments (33

U.S.C. 1342) and under [city code]; (2) source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (42 U.S.C. 2011 et seq.); (3) manures or crop residues returned to the soil at the point of generation as fertilizers or soil conditioners as part of a total farm operation; or (4) vegetative matter at composting facilities registered under [state law]. (*Fort Wayne, Ind.*)

Any hazardous or nonhazardous garbage, refuse, or sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, domestic sewage and sludges generated by the treatment thereof in sanitary sewage collection, treatment and disposal systems, and other material that is either discarded or is being accumulated, stored, or treated prior to being discarded, or has served its original intended use and is generally discarded, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, institutional, commercial, and agricultural operations, and from community activities. The term does not include: (a) Fecal waste from fowls and animals other than humans. (b) Solid or dissolved material in (1) domestic sewage and sludges generated by treatment thereof in sanitary sewage collection, treatment, and disposal systems which are designed to discharge effluents to the surface waters; (2) irrigation return flows; (3) wastewater discharges and the sludges incidental to and generated by treatment which are point sources subject to permits granted under Section 402 of the Federal Water Pollution Control Act, as amended (P.L. 92-500), and permits granted under [state law]. However, any sludges that meet the criteria for hazardous waste under RCRA shall also be a solid waste for the purposes of this article. (c) Oils and other liquid hydrocarbons controlled under [state law]. However, any oils or other liquid hydrocarbons that meet the criteria for hazardous waste under RCRA shall also be a solid waste for the purposes of this Article. (d) Any source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954, as amended (42 U.S.C. 2011 et seq.). (e) Mining refuse covered by [state law] and regulated by the [state] mining

commission. However, any specific mining waste that meets the criteria for hazardous waste under RCRA shall also be a solid waste for the purposes of this article. (*Concord, N.C.*)

■ **solid waste collection point** (See also *recycling collection point*) In multiple-family residences, commercial, industrial and other nonresidential developments, the exterior location designation for garbage and recyclables collection by the city's contractor or other authorized haulers. (*Renton, Wash.*)

■ **solid waste compost facility** (See also *composting facility*) A site that has been approved by the city, county, and the state pollution control agency for the storage, transfer, or composting of specifically identified types of solid waste materials. (*St. Paul, Minn.*)

■ **solid waste facility** Establishment for the disposition of unwanted or discarded material, including garbage with insufficient liquid content to be free flowing. (*Miami, Fla.*)

Any land used for the disposal or storage of solid waste material, including garbage, sewage, trash, rubble, construction debris, and all other kinds of organic or inorganic refuse by abandonment, discarding, dumping, reduction, burial, incineration, or any other similar means. (*Anne Arundel County, Md.*)

A facility for the purpose of treating, burning, compacting, composting, storing, or disposing of solid waste. (*Concord, N.C.*)

Structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems. (*Temple Terrace, Fla.*)

Public or private disposal facilities or transfer stations, operated for the purpose of recycling, reclaiming, treating, or disposal of garbage, sewage, rubbish, offal, dead animals, oil field wastes, hazardous waste, or other waste material originating on or off the premises. (*Moorpark, Calif.*)

■ **solid waste management** The activities that result in the storage, transporta-

tion, treatment, or disposal of solid waste. (*State of Vermont*)

■ **solid waste transfer facility** A fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This does not include an infectious waste incineration facility. (*Sioux Falls, S.Dak.*)

A place or facility where nonhazardous solid waste materials are taken from a collection vehicle, temporarily stored or stockpiled, and ultimately placed in a transportation unit for movement to another facility (*Anne Arundel County, Md.*)

Any storage or collection facility that is operated as a relay point for municipal solid waste that ultimately is to be transferred to a landfill. (*Blacksburg, Va*)

A facility at which refuse awaiting transportation to a disposal site is transferred from one type of collection vehicle to another. Refuse may be sorted and repackaged at a transfer station. (*Aurora, Colo.*)

A facility that receives primarily solid waste materials, from commercial vehicles for the purpose of storing and handling prior to transferring to another facility. (*San Jose, Calif.*)

A solid waste facility at which solid waste collected from any source is temporarily deposited to await transportation to another solid waste facility. (*Jordan, Minn.*)

A solid waste facility or site at which temporary storage and transference of solid waste from one vehicle or container to another, generally of larger capacity, occurs prior to transportation to a point of processing or disposal. A transfer station is an intermediary point between the location(s) of waste generation (e.g., households, businesses, industries) and the site(s) of ultimate processing or disposal. (*Bayfield County, Wisc.*)

■ **sorority** (See also *fraternity*) A club or social activity officially associated with and recognized and supervised by an institution for higher education whose membership is limited exclusively to students of the said institution. (*Williamstown, Ky.*)

A building where organized female students are provided meals or lodging. (*Charleston, Ill.*)

■ **sorority house** (See also *fraternity house; group residential facility*) A building used as group living quarters for students of a college, university, or seminary, who are members of a sorority that has been officially recognized by the college, university, or seminary. (*St. Paul, Minn.*)

■ **soup kitchen** (See also *shelter; social service agency*) A food service use that provides free meals for consumption on site. (*Tucson, Ariz.*)

Any building or structure or portion thereof that contains a fully equipped kitchen in operating condition. This facility must be used to prepare and serve food on a regular basis either without cost or at a low cost insufficient to generate a profit. Soup kitchens shall not be considered to be restaurants. (*Melbourne, Fla.*)

■ **source reduction** Any action that avoids the creation of waste by reducing waste at the source, including redesigning of products or packaging so that less material is used; voluntary or imposed behavioral changes in the use of materials (e.g., two-sided copying or a ban on certain products or packaging), or increased durability or reusability of materials (e.g., performance warranties, deposit legislation). (*State of Vermont*)

■ **spa** (See *health spa*)

■ **space, habitable** (See *livable space*)

■ **space, occupied** (See also *livable space; live/work space*) Space in a building other than a habitable room wherein people normally work, assemble, or remain for a period of time. (*Champaign, Ill.*)

■ **special assessment** A charge that state and local governments can impose on landowners whose land benefits from the construction of roads or sewer lines adjacent to their property. The amount of the special assessment is usually the pro rata share of the cost of installing the improvement. (*American Farmland Trust*)

■ **special district** A local or areawide unit of special government, except school

districts, created pursuant to general or special law for the purpose of performing specialized functions within an area's boundaries. (*Growing Smart Legislative Guidebook*)

A district established to accommodate a narrow or special set of uses or for special purposes. The term can signify any district beyond the conventional residential, commercial, industrial, and agricultural districts. Examples include open space districts, hotel/motel districts, planned development districts, transit impact districts, historic preservation districts, etc. The establishment of special districts must have an appropriate police power basis, and there should be a reasonable market demand for the uses permitted to avoid charges of excessive and unlawful restrictions on the uses of the property. (*American Planning Association*)

An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. A benefit assessment district has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the streets and highways code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a benefit assessment district enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs. (*California Planning Roundtable*)

Municipal corporation created by state statute and endowed with a definite governmental organization and revenue raising authority for the purpose of performing a single function or a few related functions (e.g. sanitation collection and/or treatment, domestic water service, parks, road maintenance, fire protection). (*Grand Junction, Colo.*)

A subarea of a community designated by city ordinance to assess payments for construction or installation of public facilities

that primarily benefit the property owners within the district. (*Renton, Wash.*)

■ **special event** (See also *exhibition*) Circuses, fairs, carnivals, festivals, or other types of special events that (1) run for longer than one day but not longer than two weeks, (2) are intended to or likely to attract substantial crowds, and (3) are unlike the customary or usual activities generally associated with the property where the special event is to be located. (*Indian Trail, N.C.*)

A temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the zoning ordinance of the city. Except as otherwise specifically provided, only those events held on commercial-zoned property are subject to the provisions of this ordinance. "Special event" includes, but is not limited to, art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals (major and minor), special auto sales, grand openings, festivals, home exhibitions, and church bazaars. (*Scottsdale, Ariz.*)

An activity sponsored by a nonprofit organization or public agency lasting 14 consecutive calendar days or less and includes but is not limited to such activities as school carnivals, spaghetti dinners, concerts, bazaars, and neighborhood fairs. (*Beaverton, Ore.*)

■ **special event, outdoor** Entertainment, educational, and cultural events generally involving the outdoor assembly of 50 or more people. (*Concord, N.C.*)

■ **special exception** (See also *variance*) A special exception is a use that would not be appropriate generally or without restrictions throughout the zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning division or district as special exceptions, if specific provisions for such special exceptions are made in this ordinance. (*Goochland County, Va.*)

A use or structure which may be authorized by the board of zoning appeals that would not be appropriate generally or without restriction throughout a district but which, if controlled, could be appropriate within that district. Such uses and structures may be permitted as special exceptions only if specific provision for such use or structure is made in the applicable district regulations. (*Ocean City, Md.*)

Uses authorized under the zoning ordinance subject to appropriate conditions and safeguards as set forth in the ordinance as may be approved by the zoning board of adjustment. Applicants for a special exception need not prove hardship but must comply with all other applicable zoning laws and any conditions for approval imposed by the zoning board. (*Merrimack, N.H.*)

Those uses or structures that may not be appropriate generally or without restriction throughout a district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, comfort, convenience, or the general welfare. Such uses or structures may be permitted in a zoning district if they meet the requirements of the district in which they are located. (*Grand Chute, Wisc.*)

■ **special use** (See *use, special*)

■ **special use permit** (See *permit, special use*)

■ **specialty food store** (See also *grocery store*) A food store of less than 10,000 square feet primarily engaged in selling food stuffs associated with a particular nationality, religious observance, dietary practices, or cuisine. (*Prince William County, Va.*)

■ **specific plan** A detailed policy plan or regulation that implements the comprehensive plan or any of the elements of that plan. Specific plans include area and neighborhood plans . . . the land-use code . . . and any other similar plan. (*Tucson, Ariz.*)

A definite statement adopted by ordinance of policies, standards, and regulations, together with a map or description

defining the location where such policies, standards, and regulations are applicable pursuant to the requirements of the . . . state. (*Palm Desert, Calif.*)

A plan, adopted by city ordinance, which shows the future physical development to be implemented within a specifically defined and circumscribed area of the city. The precise or specific plan will show the types of land uses to be developed on each parcel; a plan for circulation in and adjacent to the precise plan area; and written standards, regulations, and policies for such items as architectural design, open spaces, preservation of existing structures, and other relevant factors. (*San Juan Capistrano, Calif.*)

A document encompassing a specific geographic area of the governing agency which is prepared for the purpose of specifically implementing the comprehensive plan by (1) refining the policies of the comprehensive plan to a specific geographic area and (2) containing specific recommendations as to the detailed policies and regulations applicable to a focused development scheme. The specific plan shall consist of goals, objectives, and policies; requirements for capital improvements; the level of service required for public facilities; physical and environmental conditions; housing and land use characteristics of the area; and maps, diagrams, and other appropriate materials showing existing and future conditions. (*Concord, N.C.*)

■ **specific plan, planning unit area** Parcels of land identified within a specific plan land use map with a clearly identified land use title and having established regulatory controls. (*Lake Elsinore, Calif.*)

■ **sphere of influence** (See also *urban service area*) A plan for the probable 20-year physical boundaries and service areas for cities, special districts, or similar entities. (*Monterey County, Calif.*)

■ **spire** The tapering termination of a roof tower or roof form to a point, as a steeple. (*Dewey Beach, Del.*)

■ **split zoning** (See also *mixed-use development*) A single lot or parcel containing two or more different zoning classifications. (*St. Paul, Minn.*)

■ **spoil bank** A deposit of excavated overburden or refuse. (*Concord, N.C.*)

■ **sports complex** (See *recreation, commercial indoor*)

■ **spot zoning** (See also *floating zone*) [A] change in district boundaries, variances, and other amendments to the zoning code and use and area maps that violate sound principles of zoning and are characterized by the following: (a) Individuals seek to have property rezoned for their private use. (b) Usually the amount of land involved is small and limited to one or two ownerships. (c) The proposed rezoning would give privileges not generally extended to property similarly located in the area. (d) Applications usually show little or no evidence of, or interest in, consideration of the general welfare of the public, the effect on surrounding property (including adequate buffers), whether all uses permitted in the classification sought are appropriate in the locations proposed, or conformity to the comprehensive plan or to comprehensive planning principles (including alterations to the population density patterns and increase of load on utilities, schools, and traffic.) (*Coral Gables, Fla.*)

The zoning of a small land area for a use which differs measurably from the zoned land use surrounding this area. Land may not merely be so zoned in the interest of an individual or small group, but must be in the general public interest. Such zoning does not conform to the future land use plan and is not otherwise necessary in order to protect the health, safety, welfare, or morals of the community. (*Hot Springs, Ark.*)

A change in the zoning code or area maps that is applicable to no more than a few parcels and generally regarded as undesirable or illegal because it violates equal treatment and sound planning principles. (*Wisconsin Department of Natural Resources*)

Rezoning a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect of furthering the comprehensive plan. (*Temple, Tex.*)

An arbitrary zoning or rezoning of a small tract of land, usually surrounded by other

uses or zoning categories that are of a markedly or substantially different intensity, that is not consistent with the comprehensive land use plan, and that primarily promotes the private interest of the owner rather than the general welfare. (*Norfolk, Nebr.*)

■ **spotlight** (See *searchlight*)

■ **sprawl** (See also *growth management; leapfrog development; smart growth*) Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served. (*Michigan State Planning Officials, Patterns on the Land, Trend Future Project, final report, September 1995*)

Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development. (*California Planning Roundtable*)

Urban development or uses that are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses that fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development. (*Martin County, Fla.*)

A haphazard and disorderly form of urban development. There are several elements that characterize sprawl: Residences far removed from stores, parks, and other activity centers; scattered or "leapfrog" development that leaves large tracts of undeveloped land between developments; commercial strip develop-

ment along major streets; large expanses of low-density or single-use development, such as commercial centers with no office or residential uses or residential areas with no nearby commercial centers; major form of transportation is the automobile; uninterrupted and contiguous low- to medium-density (e.g., one to six dwelling units per acre) urban development; and walled residential subdivisions that do not connect to adjacent residential development. (*Austin, Tex.*)

Unplanned, uncontrolled, and uncoordinated single-use development that does not provide for an attractive and functional mix of uses and/or is not functionally related to surrounding land uses. (*Chattahoochee Hill Country (Georgia) Alliance*)

The process by which the spread of development across the landscape far outpaces the population growth. The landscape sprawl creates has four dimensions: (1) a population that is widely dispersed in low-density development; (2) rigidly separated homes, shops, and workplaces; (3) a network of roads marked by huge blocks and poor access; and (4) a lack of well-defined thriving activity centers such as downtowns and town centers. Most other features usually associated with sprawl (e.g., the lack of transportation choices, relative uniformity of housing options, or the difficulty of walking) are the results of these conditions (*Tompkins County, New York*)

■ **spring** (See also *creek; lake; pond; river; stream; water bodies; watercourse, underground*) Includes areas where permanent or ephemeral flows or ponding of water naturally occur. Such sites may include mountainous or canyon conditions where water flows or seeps out from water-bearing geologic structures or tanks and rock-bottomed washes where water typically collects for extended periods of time. (*Scottsdale, Ariz.*)

Locations on the land surface where the water table is exposed as on a valley side. The position of the water table changes seasonally; thus some springs flow only during wet weather or the wet season. Perennial springs flow year round. (*Huntsville, Ala.*)

■ **square** (See also *plaza*) Open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and civic buildings. (*Austin, Tex.*)

An outdoor public civic tract whose area is defined by streets or adjacent buildings. Squares shall include streets on at least three sides and shall be surrounded by shopfront, rowhouse, or civic use lots on at least 60 percent of their perimeter. No more than 40 percent of the square may be used for parking. Squares shall have a length to width ratio no greater than 3:1. (*Gainesville, Fla.*)

Open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscape consisting of paved walks, lawns, trees, and monuments or public art. (*Concord, N.C.*)

■ **SRO** (See *single room occupancy*)

■ **stable** (See also *equestrian facilities; horse farm*) A building in which horses are sheltered; may be accessory to a residential or other use or a freestanding principal use. (*Prince William County, Va.*)

Any structure or land used, designed, or arranged for the maintenance or rental of horses, mules, ponies, or donkeys either with or without a bridle path or riding area, but excluding structures or land used, designed, or arranged for the maintenance of horses or mules used exclusively for agricultural purposes. (*Delafield, Wisc.*)

An accessory building having stalls or compartments where animals, excluding dogs and cats, are sheltered and fed. (*Germantown, Tenn.*)

■ **stable, commercial** A lot that may be used for commercial riding stable open to the general public; boarding of livestock not involved with current breeding or training; training involving large groups of eight or more students; polo fields or arenas used for scheduled, public, or club events; and those uses permitted on a ranch. No feed lot shall be permitted. A commercial stable shall meet the

provisions of the applicable zoning district and the conditions of the [ordinance section]. (*Scottsdale, Ariz.*)

A building where horses and ponies are sheltered, fed, or kept for hire. (*Concord Township, Pa.*)

A structure or land use in or on which equines are kept for sale or hire to the public. Breeding, boarding, or training of equines may also be conducted. (*Lake County, Ill.*)

■ **stable, private** A detached accessory building for the keeping of horses, mules, or ponies owned by the occupants of the premises and not kept for remuneration, hire, or sale. (*Scottsdale, Ariz.*)

An accessory structure or land use that is designed, arranged, used, or intended to be used for the keeping of equines for the private use of the occupants of a principal dwelling and their guests, but in no event for hire. (*Lake County, Ill.*)

■ **stable stall** An enclosure provided and designed for the feeding and housing of one horse. (*Woodside, Calif.*)

■ **stacked parking** (See *parking, stacked*)

■ **stacking lane** (See also *parking, stacked; queue space*) An area for temporary queuing of motor vehicles. (*Las Vegas, Nev.*)

A paved surface designed to accommodate a motor vehicle waiting for entry to any drive-in facility or auto-oriented use, which is located in such a way that a parking space or access to a parking space is not obstructed, and which is at least nine feet in width and 19 feet in length. (*Topeka, Kans.*)

The space specifically designated as a waiting area for vehicles whose occupants will be patronizing a drive-in business. Such space is considered to be located directly alongside a drive-in window, facility, or entrance used by patrons and in lanes leading up to and away from the business establishment. (*Renton, Wash.*)

■ **stadium** (See also *auditorium*) A large building with tiers of seats for spectators at sporting or other recreational events. (*Dona Ana County, N.Mex.*)

A large open or enclosed space used for games or major events, and partly or completely surrounded by tiers of seats for spectators. (*Garrett, Ind.*)

A commercial structure with tiers of seats rising around a field or court, intended to be used primarily for the viewing of athletic events. Sports arena may also be used for entertainment and other public gathering purposes, such as conventions, circuses, or concerts. (*Lake County, Ill.*)

A building or outdoor area or structure specifically designed and used as a place of assembly. (*Miami, Fla.*)

■ **stairs** Interconnected treads constructed above grade and typically supported by piers and a framework system and typically employing handrails. (*Lake Bluff, Ill.*)

■ **stairway** One or more flights of stairs and the necessary landings and platforms connecting them to form a continuous and uninterrupted passage from one floor or level to another in a building or structure. (*Fort Wayne, Ind.*)

■ **stand** (See also *farm stand; newsstand; roadside stand*) A structure for the display and sale of products with no space for customers within the structure itself. (*Ocean Shores, Wash.*)

Any cart, table, equipment, or apparatus which is not a structure, which is designed and intended so as to not be a permanent fixture on a lot, and which is used for the retail sale, display, and accessory advertising of merchandise or food. (*Philadelphia, Pa.*)

■ **standard** A criterion that defines the meaning of a policy by providing a way to measure its attainment. (*Growing Smart Legislative Guidebook*)

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the intersection level of service (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for

example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio. (*Larkspur, Calif.*)

■ **Standard Industrial Classification (SIC)** (See also *land-use classification; North American Industry Classification System (NAICS)*) A classification pursuant to the SIC manual issued by the federal Office of Management and Budget (OMB). (*Henrico County, Va.*)

■ **standing space** An area of three and one-half square feet of floor area used by standing patrons of establishments which sell alcoholic beverages or food. (*Woodside, Calif.*)

■ **start of construction** (See *construction, start of*)

■ **start, substantial** (See also *construction, start of*) Completion of 30 percent of a permitted structure or use measured as a percentage of estimated total cost. (*Limington, Maine*)

■ **state agency** (See also *governmental agency*) Any department, commission, board, or other administrative unit of state government. (*Growing Smart Legislative Guidebook*)

■ **statement of intent** A statement of policy or objectives, often incorporated in a zoning ordinance, that outlines the broad purpose of the ordinance and its relationship to the comprehensive plan; frequently, a statement preceding regulations for individual districts that helps to characterize the districts and their legislative purpose. When the application of particular district requirements is challenged in court, the courts rely on the intent statement in deciding whether the application is reasonable and related to a defensible public purpose. (*American Planning Association*)

■ **statistical area** (See also *metropolitan statistical area (MSA)*) A geographic planning area defined by the land use element of the general plan delineating intensity and/or density limits and major land-use policies. (*Newport Beach, Calif.*)

■ **statute** (See also *legislative*) An act of either the United States Congress or the State Legislature. (*New York Planning Federation*)

■ **statue** (See *sculpture*)

■ **stealth facility** (See *telecommunications tower, alternative design structure*)

■ **steam room** (See also *bathhouse; sauna*) A building or portion of a building used for providing a steam bath or heat bathing room used for the purpose of pleasure, bathing, relaxation, or reducing, using steam or hot air as a cleaning, relaxing, or reducing agent. (*St. Paul, Minn.*)

■ **steeple** (See *spire*)

■ **steps at grade** (See also *stairs*) Non-interconnected treads at grade typically consisting of individual pieces of stone, slate, timbers, or other similar material. (*Lake Bluff, Ill.*)

■ **stockpile** (See *storage, bulk*)

■ **stockyard** (See also *barnyard; corral*) An enclosure with pens, sheds, and other buildings or structures for the temporary keeping of livestock. (*McHenry County, Ill.*)

Services involving the temporary keeping of livestock for slaughter, market, or shipping. Typical uses include stockyards and animal sales in auction yards. (*Fredericksburg, Tex.*)

■ **stone mason establishment** Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones. (*Rancho Mirage, Calif.*)

■ **stoop** (See also *egress; entrance; ingress*) A structure that is less than 12 square feet in area, intended to provide ingress and egress to a building. (*Delafield, Wisc.*)

An exterior floor typically, but not necessarily, constructed of concrete and/or masonry, with a finished floor elevation at least six inches higher than the adjacent ground level, and utilized primarily as an access platform to a building. (*Lake Bluff, Ill.*)

■ **stop-work order** A written document issued by an enforcement official, which requires the cessation of an activ-

ity, usually construction. (*New York Planning Federation*)

An administrative order which directs a person not to continue or not to allow the continuation of an activity which is in violation of this code. (*Traverse City, Mich.*)

■ **storage area** An area used or intended for the storage of materials, refuse, or vehicles and equipment not in service. Storage areas shall not incorporate any other areas of project development such as parking areas, landscaping, and yard areas unless specifically authorized by the applicable land use regulations. (*Lake Elsinore, Calif.*)

A space or place where goods, materials, or personal property is placed and kept for more than 24 consecutive hours. (*Las Vegas, Nev.*)

■ **storage, bulk** (See also **tank farm**) The holding or stockpiling on land of material or products where such storage constitutes 40 percent of the developed site area and the storage area is at least one acre, and where at least three of the following criteria are met by the storage activity: (1) in a bulk form or in bulk containers; (2) under protective cover to the essential exclusion of other uses of the same space due to special fixtures or exposed to the elements; (3) in sufficient numbers, quantities, or spatial allocation of the site to determine and rank such uses as the principal use of the site; (4) the major function is the collection and/or distribution of the material and/or products rather than processing; and (5) the presence of fixed bulk containers or visible stockpiles for a substantial period of a year. (*Renton, Wash.*)

On-site storage of any soil, sand, gravel, clay, mud, debris, vegetation, refuse or any other material, organic or inorganic, in a concentrated state. (*Sandy, Ore.*)

■ **storage, commercial** The storage of goods or materials for sale in a business located on the premises. (*Mishawaka, Ind.*)

■ **storage, outdoor** Exterior depository, stockpiling, or safekeeping of materials, products, vehicles, trailers, and the like. Outside storage may be enclosed by a structure that includes a roof, but no

side walls, in which case the structure shall be deemed outside storage; outside storage may involve fencing or screening without a roof in which case fencing or screening shall be deemed outside storage. Parking lots do not qualify for outside storage. Outside storage does not involve any product representation or signage except for those emergency or safety-related signs specifically approved by the city. Vending machines accessory to allowable uses do not constitute outside storage. The parking or storage of vehicles, equipment, and merchandise for a period of less than 96 hours does not constitute outside storage. (*Plymouth, Minn.*)

The storage, collection or display for more than three consecutive days, or any part of a day for three consecutive days, of any products, materials, equipment, appliances, vehicles not in service, or personal property of any kind on an unenclosed, uncovered area. (*Vicksburg, Miss.*)

The storage of any materials outside the principal or accessory buildings on a property. (*Renton, Wash.*)

The storage of any products, materials, vehicles, equipment, junk, or scrap outside the confines of an enclosed building, and more specifically defined as: (A) merchandise display: display of products and materials, and operable vehicles and equipment for the principal purpose of offering for sale at retail, and incidental to the business existing on the premises; (B) equipment and material storage: storage of any equipment or materials in usable condition which are not being specifically displayed as merchandise or offered for sale at retail; and (C) junk and scrap storage: storage of used products or scrap materials such as wood, cloth, paper, glass, metal, plastic, or rock material which could be refurbished, recycled, or converted into usable stock or material. (*Richland, Wash.*)

The short-term or long-term parking or storage of motor vehicles by employees rather than customers, equipment, products, and materials outside an enclosed building, but not for the purpose of outdoor sales display. (*Livermore, Calif.*)

The keeping of goods, materials, or equipment in a location not enclosed by walls and a roof. (*Fort Wayne, Ind.*)

■ **storage structure** Any structure that is used for storage and does not have a door or other entranceway into a dwelling unit and that does not have water fixtures within its confines, the use of which is limited solely to storage of inanimate objects. (*Ocean City, Md.*)

■ **storage structure, residential** (See also **accessory structure; shed**) A structure to be used, or intended to be used, for the private noncommercial, nonindustrial storage uses by the property owner prior to the construction of a residence on the property. (*Siskiyou County, Calif.*)

■ **storage tank, underground** (See **underground storage tank**)

■ **store** (See also **retail sales establishment**) A use devoted exclusively to the retail sale of a commodity or commodities. (*Topeka, Kans.*)

An enclosed building housing an establishment offering a specified line of goods or services for retail sale direct to walk-in customers. (*Moorpark, Calif.*)

■ **storefront** (See also **facade; retail display window**) Display windows of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public, or adjacent public or private property. (*Bronxville, N.Y.*)

■ **storefront church** (See also **religious institution**) A store or similar structure not typically used for religious activities that is used as a meeting place for a congregation. (*APA's Land-Based Classification System project*)



storefront church

■ **storefront use** Ground-level walk-in retail activity. (*Livermore, Calif.*)

■ **storm drain** (See also *drainage*; *sewer*; *storm*) A conduit, pipe, natural channel, or human-made structure that serves to transport stormwater runoff. (*Grand Traverse County, Mich.*)

A sewer that carries storm surface water, subsurface water, and drainage. (*Renton, Wash.*)

A conduit that carries natural storm and surface water drainage but not sewage and industrial wastes, other than unpolluted cooling water. (*Bethel, Maine*)

A conduit designed to carry stormwater runoff. (*San Juan Capistrano, Calif.*)

■ **storm drain system** (See also *drainage system*) The system of inlets, conduits, channels, dikes, and appurtenances which serve to collect and convey stormwater through and from a given drainage area. (*Concord, N.C.*)

■ **stormwater** (See also *drainage definitions*) The flow of water which results from precipitation and which occurs immediately following rainfall or a snowmelt. (*Concord, N.C.*)

The flow of water which results from a rainfall event. (*Temple Terrace, Fla.*)

■ **stormwater detention** (See *detention definitions*; *retention definitions*)

■ **stormwater management** (See also *drainage definitions*) Any stormwater management technique, apparatus, or facility that controls or manages the path, storage, or rate of release of stormwater runoff. Such facilities may include storm sewers, retention or detention basins, drainage channels, drainage swales, inlet or outlet structures, or other similar facilities. (*Champaign, Ill.*)

The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff, together with applicable managerial (non-structural) measures. (*Redmond, Wash.*)

The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert

the movement of stormwater on, through, and from a site. (*Temple Terrace, Fla.*)

■ **stormwater management, off-site** Stormwater management systems that are located outside the boundaries of the specific project in question. (*Concord, N.C.*)

■ **stormwater management, on-site** The systems necessary to control stormwater within an individual development project and located within the project boundaries. (*Concord, N.C.*)

■ **stormwater retention area** (See *detention definitions*; *retention definitions*)

■ **stormwater runoff** (See also *downstream*) Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water. (*Larkspur, Calif.*)

Waters from rains falling within a tributary drainage basin, flowing over the surface of the ground or collected in channels, watercourses, or conduits, measured in depth of inches. (*Grand Traverse County, Mich.*)

The direct runoff of water resulting from precipitation in any form. (*Concord, N.C.*)

That portion of the stormwater that flows from the land surface of a site either naturally, in man-made ditches, or in a closed conduit system. (*Temple Terrace, Fla.*)

■ **stormwater runoff, 10-year** (See also *flood definitions*) The surface runoff resulting from a rainfall of an intensity expected to be equaled or exceeded, on average, once in 10 years, and of a duration which will produce the maximum peak rate of runoff, for the watershed of interest under average antecedent wetness conditions. (*Concord, N.C.*)

■ **stormwater runoff, 25-year** (See also *flood definitions*) The surface runoff resulting from a rainfall of an intensity expected to be equaled or exceeded, on average, once in 25 years, and of a duration which will produce the maximum peak rate of runoff, from the watershed of interest under average antecedent wetness conditions. (*Concord, N.C.*)

■ **stormwater storage area** (See also *detention definitions*; *retention definitions*) That portion of a parcel of land which is

utilized to meet the requirements of the [county or village regulations] or which is restricted from development by a recorded easement for the purpose of storing stormwater. A stormwater storage area may include but is not limited to a stormwater detention easement, stormwater control easement, easement for wetland, and conservation easement. (*Glen Ellyn, Ill.*)

■ **story** A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story. (*Glendale, Ariz.*)

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused under floor space shall be considered a story. (*Redmond, Wash.*)

That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. (*Ford County, Kans.*)

The vertical distance from top to top of two successive tiers of beams or finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists, or, where there is not a ceiling, to the top of the roof rafters. (*Prince William County, Va.*)

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above except that the topmost story shall be that

portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such as usable or unused under-floor space shall be considered as a story. (*Mora, Minn.*)

■ **story, above grade** Any story having its finished floor surface entirely above grade except that a basement shall be considered as a story above grade when the finished surface of the floor above the basement is: (1) more than six feet above grade plane; (2) more than six feet above the finished ground level for more than 50 percent of the total building perimeter; or (3) more than 12 feet above the finished ground level at any point. (*Concord, N.C.*)

■ **story, first** The lowest story in a building that qualifies as a story, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet below grade for more than 50 percent of the total perimeter, or not more than eight feet below grade at any point. (*Salt Lake County, Utah*)

The lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet below grade, as defined herein, at any point. (*Mora, Minn.*)

The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building; except that any basement or cellar used for residence purposes, other than for a janitor or caretaker or his family, shall be deemed the first story. (*Livermore, Calif.*)

■ **story, half** A story under a gable, hip, or gambrel roof of which the wall plates on at least two opposite exterior walls are not more than two feet above the floor of such story. (*Ford County, Kans.*)

A half-story is that part of a building between the eaves and the ridge line of pitched roofs, not for human occupancy. (*Madison, Wisc.*)

(1) That portion of a building under a sloping roof, the wall plates of which, on at least two opposite exterior walls, are not more than four and one-half feet above the floor of such story, or (2) A basement but only when half or more of the floor to ceiling height of a basement (over more than half of the floor area) is above grade; when more than half of the floor to ceiling height of a basement (over more than half of the floor area) is below grade, the basement shall not be counted as either a story or half story. (*Libertyville, Ill.*)

The vertical distance from top to top of two successive finished floor surfaces. (*Concord, N.C.*)

A space under a sloping roof which has the line of intersection of roof decking and exterior wall face not more than five feet above the top floor level. A half-story containing one or more dwelling units shall be counted as a full story. (*Sandy, Ore.*)

■ **story, lower-half** (See also **raised basement**) A portion of a building located partly underground, but having half or less of its floor-to-ceiling height below the average grade of the adjoining ground; a half-story shall be counted as a full story. (*Grand Forks, N.Dak.*)

■ **story, upper-half** (See also **attic**) A space under a sloping roof that has the line of intersection of roof decking and wall face not more than two feet above the floor level of such story. A half-story containing independent apartment or living quarters shall be counted as a full story. (*Grand Forks, N.Dak.*)

■ **strategic plan** A plan articulating desirable characteristics to be used in structured, on-going, decisions that are intended to influence outcomes. (*Inter-state 81 Corridor Council*)

A formal plan prepared for a specific service which examines the current state of the service, future needs for the service, and recommended means of meeting identified future needs. (*Bozeman, Mont.*)

■ **stream** (See also **creek**; **river**; **water bodies**; **watercourse**) Those areas where surface waters produce a defined channel or bed. A defined channel or bed is an area that demonstrates clear evidence of the passage of water and includes but is not limited to bedrock, channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round. This definition is not meant to include artificially created irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial water courses unless they are used by salmonid or created for the purposes of stream mitigation. (*Redmond, Wash.*)

A body of water flowing in a natural surface channel. Flow may be continuous or only during wet periods. (*Indian Trail, N.C.*)

A free-flowing body of water from the outlet of a great pond or the confluence of two perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5-minute series topographic map, or if not available, a 15-minute series topographic map, to the point where the body of water becomes a river. (*Gorham, Maine*)

A channel such as a river or creek that carries flowing surface water, including perennial streams and intermittent streams with defined channels, and excluding man-made irrigation and drainage channels. (*Sandy, Ore.*)

A perennial stream, depicted as a solid blue line on the most recent edition of a United States Geological Survey 7.5 minute series topographic map or, if not available, a 15 minute series topographic map, to the point where the body of water becomes a river. (*Limington, Maine*)

A watercourse that collects surface runoff from an area of one square mile or greater. This does not include flooding due to tidal or storm surge on estuarine or ocean waters. (*Concord, N.C.*)

■ **stream bank** (See also **riverbank**) The usual boundaries, not the flood boundaries, of a stream channel. (*Grand Traverse County, Mich.*)

Rising ground bordering a flowing body of water. (*Chelsea, Mass.*)

■ **stream bank, top of** The land area immediately above and regularly confining a water body, including a stream, river, or associated wetland. The bank has a notably steeper slope than the surrounding landscape. The “bankfull stage” means the stage or elevation at which water overflows the natural banks or streams or other waters of this state and begins to inundate the upland. In the absence of physical evidence, the two-year recurrence interval flood elevation may be used to approximate the bankfull state. The first major break in the slope between the top of the bank at waterline and the surrounding landscape shall be the top of bank. (*Sandy, Ore.*)

■ **stream bed** The material extending toward the water from the ordinary high-water mark, which supports streams, lakes, and vegetated shallows. (*Yakima County, Wash.*)

■ **stream corridor** Any river, stream, pond, lake, or wetland, together with adjacent upland areas, that support protective bands of vegetation that line the waters’ edge. (*New Jersey State Plan*)

■ **stream, intermittent** Channels that naturally carry water part of the year and are dry the other part. This definition does not include streams that are intermittent because of irrigation diversion or other man-made diversions of the water. (*Yakima County, Wash.*)

A nonnavigable watercourse which has a bed and bank differentiated from adjacent upland by evidence of erosion, but which does not have a sufficient level or flow to support navigation on an annually occurring basis, but does not include drainage ditches. (*Bayfield County, Wisc.*)

stream, outfall (See *outfall*)

■ **stream, perennial** Stream channels that carry water the year round. (*Yakima County, Wash.*)

■ **stream, tributary** A channel between defined banks, created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation

or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits of exposed soil, parent material, or bedrock, and which flows to a water body or wetland as defined. This definition does not include the term “stream” as defined elsewhere in [the ordinance], and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland. (*Gorham, Maine*)

A channel between defined banks, created by the action of surface water, whether intermittent or perennial; and which is characterized by the lack of upland vegetation or presence of aquatic vegetation, and by the presence of a bed devoid of topsoil, containing water-borne deposits on exposed soil, parent material or bedrock; and which flows to a water body or wetland. This definition does not include the term “stream” . . . and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland. (*Limington, Maine*)

■ **stream, wet weather** [A] stream that only flows during or after wet weather or wet seasons. (*Huntsville, Ala.*)

■ **street** A public thoroughfare, including road, highway, drive, lane, avenue, place, boulevard, and any other thoroughfare that affords the principal means of access to abutting property. (*Glendale, Ariz.*)

Any vehicular way that: (1) is an existing state or municipal roadway: or, (2) is shown on a plat approved pursuant to law; or, (3) is approved by other official action. “Street” shall include road and highway. Unless otherwise indicated, the term street shall refer to both public and private streets. (*Blacksburg, Va.*)

A public thoroughfare (street, drive, avenue, boulevard) that has been or is intended to be dedicated for public use and has been accepted or is acceptable into the state system. (*Prince William County, Va.*)

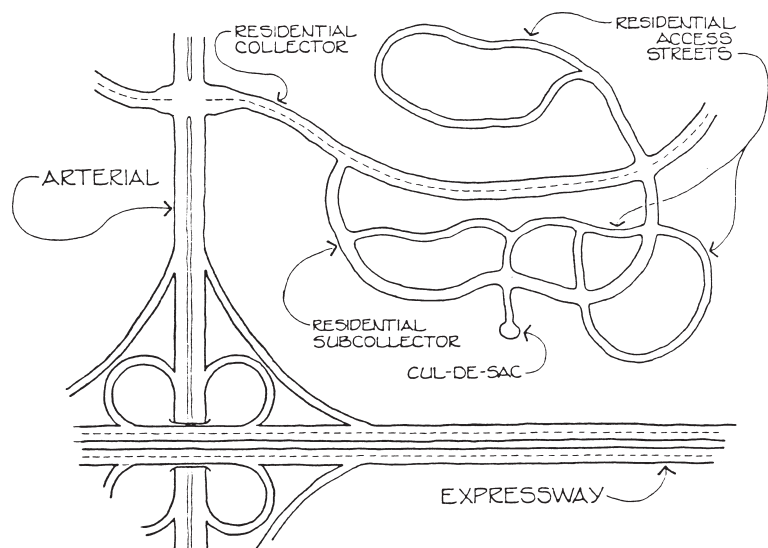
A small-scale, low-speed, local thoroughfare. Streets provide frontage for shopfront use, small house use, and work shop use. A street is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, trees in individual planters, and buildings aligned on short setbacks. (*Monroe County, Fla.*)

■ **street apron** The driving surface area within a public right-of-way located between the edge of a paved street and the property line of private property. (*Dewey Beach, Del.*)

■ **street, arterial** A major way used for fast or heavy traffic. (*Taos, N.Mex.*)

A street designed to carry large volumes of traffic and providing for efficient vehicular movement between large areas of the city. (*Roswell, N. Mex.*)

Serves the major traffic movements within the city such as between the cen-



street

tral business district and the outlying commercial and residential areas. Serves a major portion of the vehicular traffic entering and leaving the city. (*Garrett, Ind.*)

A major street for carrying a large volume of through traffic in the area; normally controlled by traffic signs and signals. (*Concord Township, Pa.*)

Medium-speed (30–40 mph), medium-capacity (10,000–35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common. (*California Planning Roundtable*)

A street designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic on a continuous route with intersections at grade. Direct access to abutting properties is provided and traffic control measures are used to grant priority to the movement of through traffic. (*Wood River, Ill.*)

A general term denoting a highway primarily for through traffic, carrying heavy loads and large volumes of traffic, usually on a continuous route. (*Trenton Township, Ohio*)

■ **street, boulevard** A broad thoroughfare with landscape, sidewalk, or pedestrian improvements, often with a landscaped median or center divider, that functions as a linear open space. (*Renton, Wash.*)

A street developed as two one-way pavements separated by a median. (*West Bloomfield Township, Mich.*)

That portion of the public thoroughfare not being used for vehicular or pedestrian travel. (*Charleston, Ill.*)

The space between the sidewalk and the curb or the equivalent space where sidewalk or curb are not installed. (*Stevens Point, Wisc.*)

The portion of the street right-of-way between the curb line and the property line. (*White Bear Lake, Minn.*)

■ **street, boundary** A half-width local or collector street, constructed with one edge coincident with a tract boundary which will be the future centerline of the street. (*Sedona, Ariz.*)

■ **street capacity** (See also **volume-to-capacity ratio**) The maximum number of vehicles which have a reasonable expectation of passing over a given section of a lane or a roadway in one direction, or in both directions for a two- or four-lane highway, during a given time period under prevailing traffic conditions. In the absence of a modifier, capacity is based upon hourly volumes. (*Citrus County, Fla.*)

The maximum number of vehicles which can pass a given point during one hour under prevailing roadway and traffic conditions. (*Prince George's County, Md.*)

■ **street cartway** The hard or paved surface portion of a street customarily used by vehicles in the regular course of travel. Where there are curbs, the cartway is that portion between the curbs. (*Colts Neck, N.J.*)

■ **street, center line of** A right-of-way, as defined or surveyed by the state department of transportation or the city engineering department. (*Durham, N.C.*)

An imaginary line that is equidistant from the boundaries of the street. (*Boulder, Colo.*)

A line halfway between the street right-of-way lines. (*Baton Rouge, La.*)

The true centerline of a street right-of-way that has been fully dedicated to the required width. (*Concord, N.C.*)

■ **street classification** (See also **street hierarchy**) The assignment of roads into

categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major, or minor levels. Those levels may be further grouped into urban and rural categories. (*Temple Terrace, Fla.*)

■ **street, collector** Relatively low-speed (25–30 mph), relatively low-volume (5,000–20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network. (*California Planning Roundtable*)

A minor street with a minimum right-of-way width of 60 feet which connects major streets in a more or less direct line, or that has or will obtain, through future projection, potential use capacity of more than 300 vehicles per hour. (*Las Vegas, Nev.*)

A street carrying traffic from local streets to the major system of arterial streets and highways and including the principal entrance streets to a residential development and principal streets for circulation within such a development. (*Taos, N.Mex.*)

Collects traffic from local streets and channels it to other areas of the city and to arterial streets. Has higher traffic volume than a local street. Provides through access, or relatively few stop yield signs, for traffic. (*Garrett, Ind.*)

A street which is intended to collect traffic from the minor streets within a neigh-



boulevard

borhood or a portion thereof and to distribute such traffic to major thoroughfares, in addition to providing access to properties abutting thereon. (*Rock Hall, Md.*)

A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions. (*Trenton Township, Ohio*)

■ **street, cul-de-loop** A street that turns into and reconnects with its main axis, with the center or island used for parking or open space purposes. (*Carmel, Ind.*)

■ **street, cul-de-sac** (See also **turning circle**) A street with a single common ingress and egress and with a turnaround at the end. (*Henderson, Nev.*)

A local street having one end open to vehicular traffic and the other end permanently closed with a vehicular turnaround. (*Tallmadge, Ohio*)

A local street of relatively short length with one end open to traffic and the other end permanently terminating in a vehicular turnaround. (*Trenton Township, Ohio*)

A dead-end street providing at the closed end special enlarged turning and maneuvering space for vehicular traffic as specified in the engineering regulations. (*Golden, Colo.*)

A street having one open end and being permanently terminated by a vehicle turnaround. (*Mishawaka, Ind.*)

■ **street, curvilinear** (See also **street, grid system**) Local streets that deviate from straight alignment and change direction without sharp corners or bend. (*Norfolk, Nebr.*)

■ **street, dead-end** A local street open at one end only and without a special provision for vehicles turning around. (*Kentland, Ind.*)

A street that is connected to another street at one end, but which is intended to ultimately connect with another street at the closed end. (*Thornton, Colo.*)

A street temporarily having only one outlet for vehicular traffic and intended to be extended or continued in the future. (*Trenton Township, Ohio*)

Any road having one outlet for vehicular traffic but which may be designed to permit its extension at a later date. (*Woodside, Calif.*)

■ **street dedication** The designation by plat, certified survey map, or written deed of a certain area to be used for public street purposes. . . . A dedication transfers title to the dedicated area from the private landowner to the public domain. (*Delafield, Wisc.*)

■ **street edge** The vertical face formed by building facades, street trees and screening walls that is aligned along a street and forms a comfortable people-scaled space. (*Gainesville, Fla.*)

■ **street entryway** A road which: (1) leads into a subdivision, planned unit development, or a traditional neighborhood development, and (2) intersects with a higher order street. (*Concord, N.C.*)

■ **street, expressway** (See **expressway**)

■ **street frontage** The distance along which a property line of a lot adjoins a public or private street. (*Las Vegas, Nev.*)



frontage road

All the property on one side of a street between two intersecting streets (crossing or terminating), or, if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead end of the street. (*Jupiter, Fla.; Rock Hall, Md.*)

A property line which abuts a public right-of-way that provides public access to or visibility to the premises. (*Loveland, Colo.*)

The contiguous linear distance of the line separating the lot from a street, as defined in this ordinance. (*Limington, Maine*)

■ **street, frontage road** A street adjacent to a freeway, expressway, or arterial street separated therefrom by a dividing strip and providing access to abutting properties. (*Grant County, Ky.*)

A local street or road auxiliary to and located on the side of an arterial for service to abutting property and adjacent areas, and for control of access. Sometimes also called a "marginal access street." (*Kentland, Ind.*)

A minor street, parallel to and adjacent to an arterial street, whose primary purpose is providing access to abutting properties. (*Belmont, Calif.*)

The contiguous linear distance of the line separating the lot from a road, as defined in this ordinance. (*Limington, Maine*)

■ **street furniture** Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks, etc. (*Larkspur, Calif.*)

Man-made, aboveground items that are usually found in a street right-of-way

such as hydrants, manhole covers, benches, traffic lights and signs, utility poles and lines, parking meters, and the like. (*Lake Elsinore, Calif.*)

Man-made, aboveground items that are usually found in street rights-of-way, including benches, kiosks, plants, canopies, and phone booths. (*Conemaugh Township, Pa.*)

■ **street, future** (See also **street plan line**; **street reservation**) An area designated on a map as a “future street” which is proposed to be used as a new or enlarged public right of way at some time in the future as may be necessary to provide access to certain property or as may be necessary to provide for adequate street widths. (*Glendale, Calif.*)

An area dedicated on the final map for use as a street at a future time, and which is not required to be improved by the subdivider. A future street shall not be considered as part of any lot in application of zoning or setback regulations. The form of dedication of a future street shall be such as to keep it free and clear of any permanent structure. (*Kern County, Calif.*)

■ **street graphics** The form of art such as but not limited to murals and sculptures, that shall not constitute any type of outdoor advertising of a commercial message. (*Blacksburg, Va.*)

■ **street, grid system** (See also **street, curvilinear**) A series of designated parallel lines one mile apart, intersecting a second set of designated parallel lines one mile apart forming approximately one square mile areas (also known as sections). (*Indian River County, Fla.*)

A street system based upon a standard grid pattern (i.e., checkerboard blocks); however, offset intersections, loop roads, and cul-de-sacs as well as angled or curved road segments may also be used on a limited basis. The block pattern is characterized by regular (i.e., rectangular or trapezoidal) blocks and irregular polygons do not predominate. (*Renton, Wash.*)

An arrangement of streets that meet at right angles of one another, forming squares or rectangles of land as viewed on a map. (*Raleigh, N.C.*)

■ **street, half** [Streets with] half the required width of the required right-of-way on the bounding edge of a tract being subdivided. This term excludes marginal access full-width streets and frontage roads along arterial streets and limited access major streets. (*The Zoning Report*)

■ **street, half-street improvement** (See also **improvement**) A half-street improvement includes curb and pavement two feet beyond the centerline of the right-of-way. A three-quarter street improvement includes curbs on both sides of the street and full pavement between curb faces. (*Sandy, Ore.*)

■ **street hierarchy** (See also **street classification**) A street layout that separates traffic routes passing through an area from streets that provide access to people living within the area (pictured below). The hierarchy forms the basis for an ordered classification system and appropriate design standards. (*Bucks County, Pa.*)

The system by which roads are classified according to their purpose and the travel demand they serve. (*New Jersey State Plan*)

■ **street, highway** (See **highway**)

■ **street improvement** (See **improvement**)

■ **street, intersecting** Any street that joins another street at an angle, whether or not it crosses the other. (*Edmond, Okla.*)

■ **street intersection** The point of crossing or meeting of two or more streets. (*Grand Forks, N.Dak.*)

The junction of any two public rights-of-

way crossing at grade. (*El Paso, Tex.*)

The area embraced within the prolongation or connection of the lateral curb lines or, if none, then the lateral boundary lines of the roadways of two highways which join one another at, or approximately at, right angles, or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict. Where a highway includes two roadways 30 feet or more apart, then every crossing of each roadway of such divided highway by an intersecting highway shall be regarded as a separate intersection. If an intersecting highway also includes two roadways 30 feet or more apart, then every crossing of two roadways of such highways shall be regarded as a separate intersection. The junction of an alley with a street or highway, or with another alley, shall not constitute an intersection. (*Norton, Ohio*)

The meeting or crossing of public or private streets or accessways at a common space. (*Beaverton, Ore.*)

■ **street intersection, controlled** Intersections with traffic lights or other traffic-controlled devices. (*Prince George's County, Md.*)

■ **street intersection, stop** Any intersection at one or more entrances of which stop signs are erected. (*Norton, Ohio*)

■ **street island** (See also **traffic island**) An area or space officially set aside within a highway as prohibited for use by motor vehicles and which is marked or indicated by construction, pavement marking, or proper signs as to be plainly visible at all times. (*Denver, Colo.*)

■ **street lamp** (See also **lighting, street**) A light standard not to exceed 15 feet in height. (*Monroe County, Fla.*)

A light standard between eight and 14 feet in height equipped with an incandescent or metal halide light source. (*Howard County, Md.*)

A lighting device which stands no greater than 15 feet off the ground and projects a light no greater than 30 feet in diameter and shall specifically exclude any lighting devices utilized for the purposes of illuminating athletic fields. (*Charleston, Ill.*)



street lamp

■ **street lane** Any surface upon which vehicles travel other than a surface used for the parking of vehicles. (*Loveland, Colo.*)

■ **street lane line** A line painted or marked upon a roadway for the purpose of separating traffic traveling in the same direction. (*Denver, Colo.*)

■ **street level area** (See also *grade*) Any floor area of a structure located not more than six feet above nor more than six feet below street grade as measured at principal points of access to the floor area, exclusive of any floor area designed for common use in a multitenant building. (*Milwaukee, Wisc.*)

■ **street, limited access** (See also *access definitions*) A street which allows only indirect access to abutting properties primarily by distributing traffic to intersecting lesser volume streets or some other means as needed to allow for efficient local circulation. (*Beaverton, Ore.*)

A local street parallel and adjacent to arterial streets providing access to abutting properties. (*Wood River, Ill.*)

A roadway, usually one way, separated from and parallel to one or both sides of the express lanes of a highway and providing direct access to the abutting properties. (*Solon, Ohio*)

A local or collector street, parallel to and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (*Trenton Township, Ohio*)

■ **street line** The line between the street right-of-way and abutting property. (*Doylestown, Ohio*)

A lot line separating a street from other land. (*Shelby County, Tenn.*)

The dividing line, also known as the street right-of-way line, between a lot and the outside boundary of a public street, road, or highway, legally open or officially plotted by the township or higher governmental authority, or between a lot and a private street, road, or way over which the owners or tenants of two or more lots held in single and separate ownership have the right-of-way. In no case shall the

street line be considered to be less than 25 feet from the center of the existing street. (*Bensalem Township, Pa.*)

The dividing line between a street and a lot and, in the case of a public way, the street line established by the public authority laying out the way upon which the lot abuts. (*Chelsea, Mass.*)

The line defining the edge of the legal width of the right-of-way for a street, provided that where a future right-of-way for a street has been officially established, then the right line shall be the side line of the future right-of-way so established. (*Willistown Township, Pa.*)

A dividing line between a lot, tract, or parcel of land and a contiguous street. (*Lincoln, Nebr.*)

The dividing line between the street and the lot. The street line shall be the same as the legal right-of-way line. (*Grand Chute, Wisc.*)

■ **street line, mapped** The boundary of an area within which a future street or street extension, relocation, widening, or narrowing is planned to be located. (*Solon, Ohio*)

Lines established on the zoning map, for purposes of future widening of an existing street and establishing the front property line of an affected building site. The area within these lines or between a future width line and an existing street right-of-way line shall be deemed to be a street right-of-way, and cannot be considered in computing the minimum yard required on any building site. (*Hawaii County, Hawaii*)

■ **street median** (See *median*)

■ **street line, planned** The planned right-of-way for a major or secondary highway or traffic collector street. A yard abutting such a highway or street shall be measured from this planned right-of-way line. (*Palm Desert, Calif.*)

■ **street, local** Those streets that have an existing or projected traffic volume of 999 or fewer average daily trips. (*Jefferson County, Colo.*)

A street designed to provide vehicular access to abutting property and to dis-

courage through traffic. (*Iowa State University Extension Service*)

A street connecting blocks within neighborhoods and designed for short trips at low speeds. (*St. Paul, Minn.*)

A street with a minimum right-of-way width of 50 feet that is designed to carry residential traffic between collector or other streets or highways and abutting properties. (*Las Vegas, Nev.*)

A street used primarily for access to abutting properties, providing for minimum speeds and traffic volumes. (*Wood River, Ill.*)

A street primarily for providing access to residential, commercial, or other abutting property. (*Trenton Township, Ohio*)

■ **street, loop** A short, independent street that usually terminates along the same collector street of its origin. (*Maryland Heights, Mo.*)

A type of local street, each end of which terminates at an intersection with the same arterial or collector street and whose principal radius points of the 180-degree system of turns are not more than 1,000 feet from said arterial or collector street and are not normally more than 600 feet from each other. (*Trenton Township, Ohio; Wayne County, Ohio*)

A street which is intended to serve as direct or indirect access to residential lots, which begins and terminates in the same street or highway but not at the same location. (*Kern County, Calif.*)

■ **street, major arterial** A street with access control, channelized intersections, and restricted parking that collects and distributes traffic to and from minor arterials. (*Iowa State University Extension Service*)

Major arterials provide higher speed travel and mobility for long distance trips. These roads function within the region or community to carry large volumes of traffic to minor arterials and collector routes. Access may be limited by medians. U.S. Highway 70 is a major arterial. (*Dona Ana County, N. Mex.*)

The transportation network that includes a hierarchy of freeways, arterials, and

collectors to service through traffic. (*Larkspur, Calif.*)

Routes serving predominately through traffic that connect major urban areas. (*Taos, N.Mex.*)

A street with channelized intersections and restricted parking that collects and distributes traffic to and from minor arterials. (*Dewey Beach, Del.*)

■ **street, mapped** Any future or planned street other than an existing street shown upon a street plan. (*Solon, Ohio*)

■ **street, minor arterial** A street with signals at important intersections and stop signs on the side streets that collects and distributes traffic to and from collector streets. (*Iowa State University Extension Service*)

Routes with linkages to cities, larger towns, and other traffic generators that attract travel over similarly long distances. They provide an interconnecting network between most larger cities and towns. (*Taos, N.Mex.*)

Minor arterials serve a mobility function for longer-distance trips but handle moderate volumes of traffic at moderate speeds. Minor arterials provide connections to collector routes, which serve communities and local areas. Access from some major traffic generators is allowed to minor arterials. (*Dona Ana County, N.Mex.*)

Local streets not shown on the circulation plan, map, or diagram, whose primary intended purpose is to provide access to fronting properties. (*Larkspur, Calif.*)

A street other than a major thoroughfare or collector street and intended primarily for providing access to abutting properties. (*Dewey Beach, Del.*)

Streets used primarily to provide access to abutting properties. (*Kettering, Ohio*)

■ **street, municipal** A street or highway accepted by the city and which is not a state highway. (*Concord, N.C.*)

■ **street-naming system** (See also *property-numbering system*) A system by which the names of all streets assigned . .

. . are retained and included on the address numbering maps and by which the names of all other existing and projected streets shall be reviewed for compliance . . . before being assigned to those streets and shown on any plats or other public records and, if in compliance, shall be included on the address numbering maps. (*Polk County, Fla.*)

All approved site plans, including amendments thereto, which contain projected street names and addresses thereto, although no construction or development has occurred on the projected street, public or private way. (*Temple Terrace, Fla.*)

■ **street, one-way** A street . . . designated and sign-posted for one-way traffic and on which all vehicles are required to move in one indicated direction. (*Rochester, Minn.*)

A street which is intended to provide for the movement of vehicular traffic in one direction only. (*Kern County, Calif.*)

■ **street, open access** A street which allows direct access to each abutting property. (*Beaverton, Ore.*)

■ **street, parkway** (See also *parkway*) A divided major thoroughfare having controlled access to adjoining property and designated as such on the transportation plan. (*Chandler, Ariz.*)

A highway for noncommercial traffic, with full or partial control of access. They are located within a park or within a ribbon or parklike development. (*Hartford, Conn.*)

■ **street, partial** A dedicated right-of-way that provides only a portion of the required street width. (*Belmont, Calif.*)

■ **street pavement** (See also *pavement*) The wearing or exposed surface of the roadway used by vehicular traffic. (*Jordan, Minn.*)

■ **street pavement, base course** The layer of material that lies immediately below the wearing surface of a street pavement. (*Concord, N.C.*)

■ **street plan line** (See also *street, future*) A precise line that establishes future rights-of-way along any portion of an existing or proposed street or highway and

that is depicted on a map showing the streets and lot line or lines and the proposed right-of-way lines, and the distance thereof from the established centerline of the street or highway, or from existing or established property lines. (*California Planning Roundtable*)

Official lines established by law in accordance with the master street and highway plan of the city for the purpose of establishing the width of public streets in accordance with their projected design as provided in the master street and highway plan of the city. Buildings or other structures erected thereafter must be located outside the lines establishing the width of public streets and alleys. (*Redding, Calif.*)

An officially adopted line designating the limits of a future street right-of-way, and from which building setback lines may be measured. (*Santa Rosa, Calif.*)

Lines established on the zoning map for the purpose of future street construction and establishing the front property line of the affected building site. The area within these lines shall be deemed to be the street right-of-way, and cannot be considered in computing the minimum yard required on any building site. (*Hawaii County, Hawaii*)

■ **street plan, major** A map showing a system of vehicular circulation comprised of present and proposed major and secondary streets of the county or a municipality and adopted pursuant to law. (*Solon, Ohio*)

■ **street plan, neighborhood** A map showing a system of vehicular and pedestrian circulation comprised of present and proposed local and secondary streets and other ways, easements, or public lands of a neighborhood, and adopted pursuant to law. (A neighborhood shall be considered an area bounded by major streets, railroads, water, or other physical features.) (*Solon, Ohio*)

■ **street plat, mapped** A drawing of sufficient size, scale, and detail to show with appropriate dimensions the exact location of the mapped street line or lines in reference to boundaries of property traversed by the mapped street. (*Solon, Ohio*)

■ **street plug** (See *reserve strip*)

■ **street, private** Any road or street that is not publicly owned and maintained and used for access by the occupants of the development, their guests, and the general public. (*Doylestown, Ohio*)

Any right-of-way or area set aside to provide vehicular access within a development that is not dedicated or intended to be dedicated to the city and that is not maintained by the city. (*Duluth, Ga.*)

A street privately owned and maintained that is used as the principal means of access to abutting lot or lots or to more than two dwellings on a lot on which a private way is exclusively located. (*Concord Township, Pa.*)

A private roadway affording access to abutting property for private users of such property. For the purposes of density calculations, a private street shall constitute the areas of its paved surface and sidewalks or the private right-of-way if designated on the recorded plat. (*Grant County, Ky.*)

A way for vehicular traffic providing access to lots or units over a common parcel, primarily by the owners or occupants of the common parcel, and necessary service and emergency vehicles, but from which the public may be excluded and which are not maintained by a public agency. (*Santa Rosa, Calif.*)

A parcel of land not dedicated as a public street, over which a public access easement for street purposes has been granted to the city, which intersects or connects with only one other street, public or private, and where the instrument creating such easement has been recorded or filed in the office of the clerk and recorder of [county]. The public access easement shall allow for access by police, emergency vehicles, trash collection, and other service vehicles, utility owners, and the public in general. (*Loveland, Colo.*)

A local street, serving only abutting lots, that is not offered or required to be offered for dedication. (*Willistown Township, Pa.*)

■ **street, public** A public roadway, constructed within the boundaries of an officially deeded and accepted public

right-of-way, which affords principal means of access to abutting property. For purposes of density calculations, a public street shall constitute all of the area within the public right-of-way. (*Grant County, Ky.*)

A street under the control of and kept by the public, established by regular governmental proceedings for the purpose or dedicated by the owner of the land and accepted by the proper authorities which are responsible for the maintenance of said street. (*Kentland, Ind.*)

A way for vehicular traffic, whether designated as a minor street, collector street, major thoroughfare, freeway, or other designation, which is improved to city standards, dedicated for general public use, and maintained by a public agency. The term street shall also include alleys. . . (*Santa Rosa, Calif.*)

An existing state, county, or municipal roadway; or a street or way shown on a plat heretofore approved pursuant to law or approved by official action; or a street on a plat filed and recorded in the county recorder's office which affords the principal means of access to a lot or parcel. (*Clarkdale, Ariz.*)

■ **street reservation** (See also *street, future*) The designation by plat, certified survey map, or written deed of a certain area reserved for possible future public street purposes. A reservation does not transfer title of the reserved area to the public domain unless the area is accepted by the Town Board for public street purposes. (*Delafield, Wisc.*)

■ **street, residential** Any local street as defined in the city comprehensive plan, where the primary land use of lots with frontage on both sides of the street within the block is residential. (*Champaign, Ill.*)

A street that is intended to provide direct access to abutting residential properties and discourage through traffic movements not related to the neighborhood in which the local street is located. (*Beaverton, Ore.*)

■ **street right-of-way** (See *right-of-way*)

■ **street, rural** A designation placed upon public roads and arterials which

requires street improvements that are commensurate with low density residential development. The rural designation may be used in combination with local, local arterial, secondary arterial, and primary arterial street classifications. (*San Juan Capistrano, Calif.*)

■ **street, rural access road** Agriculturally related road existing or constructed outside of a subdivision, only for private service use. May be included in a recreational trail corridor. (*Taos Ski Valley, N.Mex.*)

■ **street, side** A street or right-of-way which is not a major street. (*Dewey Beach, Del.*)

■ **street, spine road** The main streets located within a residential subdivision. Such streets connect less traveled streets located deeper within the subdivision to the subdivision's entrance(s). (*Farragut, Tenn.*)

■ **street, stub** A nonpermanent dead-end street intended to be extended in conjunction with the subdivision and development of the adjacent unplatted land. Access from the stub street shall be permitted only along the frontage of such street to the lots in the subdivision containing the stub street. (*Topeka, Kans.*)

A portion of a street or cross access drive used as an extension to an abutting property that may be developed in the future. (*Center for Urban Transportation Research, University of South Florida, Tampa Fla.*)

A street having only one outlet for vehicular traffic and which is intended to be extended or continued to serve future subdivisions or developments on adjacent lands. (*Deschutes County, Ore.*)

■ **street subgrade** The foundation layer of a street. (*Concord, N.C.*)

■ **street, thoroughfare, major** A multiple lane street whose primary function is to provide intercounty continuity and to feed regional major thoroughfares and freeways. (*Beverly Hills, Calif.*)

■ **street, through** A major collector or arterial street that serves more than one neighborhood, or carries traffic between neighborhoods proper. (*Gainesville, Fla.*)

Streets that extend continuously between other major streets in the community. (*Larkspur, Calif.*)

A street or highway whose entire roadway is reserved for through traffic and on which roadway parking is prohibited. (*Norton, Ohio*)

■ **street turning lane** An existing or proposed connecting roadway between two arterial streets or between an arterial street and any other street. Turning lanes include grade-separated interchange ramps. (*Cudahy, Wisc.*)

■ **street vacation** (See *vacation*)

■ **street vendor** (See *peddler; vendor*)

■ **street vending cart** (See *vending cart*)

■ **street vista** A view through or along a thoroughfare centerline that is not less than 200 feet in length. (*Monroe County, Fla.*)

■ **street wall** The wall or part of the building nearest to the street line. (*Lancaster, Ohio; New York, N.Y.; Tulsa, Okla.*)

The main wall of a structure, that is closest to and most nearly parallel with an adjacent street; in case of unit group building where a structure is not adjacent to a street, that main wall having similar relationship to the equivalent access facility. (*Pittsburgh, Pa.*)

■ **street wall, aggregate width of** The sum of the maximum widths of all street walls of a building within 50 feet of a street line. The width of a street wall is the length of a street line from which, when viewed directly from above, lines perpendicular to the street line may be drawn to such street wall. (*New York, N.Y.*)

■ **street wall line** That portion of a line drawn parallel to a front line lot at a distance equal to the shallowest depth between the street wall of a building and the front lot line, from which, when viewed directly from above, lines perpendicular to the front lot line may be drawn to a street wall. (*New York, N.Y.*)

■ **street wall line level** The mean level of the natural grade at the street wall line. On corner lots, street wall line level is the

average of the mean levels of the natural grade of each street wall line. On through lots, street wall line level is determined separately for each street frontage to a distance midway between such streets. (*New York, N.Y.*)

■ **street width** The shortest distance between the lines delineating the right-of-way of a street. (*Plymouth, Minn.*)

The width of the right-of-way measured at right angles to the centerline of the street. (*Jordan, Minn.; Scott County, Minn.*)

■ **street work zone area** The area and its approaches on any state-maintained highway, county-maintained highway, or municipal street where construction, re-



street wall

pair, maintenance, or other street-related or highway-related work is being performed or where one or more lanes is closed to traffic. (*State of Florida*)

■ **street yard** (See *yard* definitions)

■ **streetscape** An area that may either abut or be contained within a public or private street right-of-way or accessway that may contain sidewalks, street furniture, landscaping or trees, and similar features. (*Prince William County, Va.*)

Portion of a lot's net area and improvements that is exposed to view from the street. (*Temecula, Calif.*)

The visual image of a street, including the combination of buildings, parking, signs, and other hardscape and street furniture. (*Las Vegas, Nev.*)

The space between the buildings on either side of a street that defines its character. The elements of a streetscape include building frontage/façade, landscaping (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, fountains, etc), signs, awnings, and street lighting. (*Austin, Tex.*)

A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting. (*Hudson, Ohio*)

The character or scene observed along a street and as created by natural and man-made components including: width, paving materials, plantings, lamp posts, traffic lights, benches, and the forms of surrounding buildings. (*Maricopa County, Ariz.*)

■ **strip development** (See also *shopping center* definitions) Commercial zoning/development immediately adjacent and parallel to a collector or arterial street that is generally less than 250 feet in depth. (*Jefferson County, Colo.*)

Commercial, retail, or industrial development, usually one lot deep, that fronts on a major street. (*Elbert County, Colo.*)

A mix of development, usually commercial, extending along both sides of a major street. In zoning terms, a strip zone may refer to a district consisting of a ribbon of highway commercial uses fronting both sides of a major arterial route. (*Handbook for Planning Commissioners in Missouri*)



streetscape



strip development

Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores. (*California Planning Roundtable*)

An area occupied by businesses that are engaged in auto-oriented commercial activity and are arranged in a line, usually along an arterial street. (*Renton, Wash.*)

A pattern of commercial development located along one or both sides of a street which is generally one lot in depth and is characterized by multiple and relatively closely spaced driveways, low open space and landscaping ratios, and high floor area ratios. (*Cudahy, Wisc.; Waukesha, Wisc.*)

A form of development characterized by the following: (1) the primary uses are commercial or retail in nature; (2) the development site takes direct access from an arterial or collector road; (3) the site contains parking located above ground level and lying between the accessed roadway and the primary buildings; and (4) the site is characterized by substantial frontage along the road or roads from which it takes primary or secondary access, or by numerous access points along a roadway serving primarily retail or commercial uses. (*Concord, N.C.*)

■ **structural alteration** (See *alteration, structural*)

■ **structural connection** A connection between structures by means of structural members such as bearing walls, columns, beams, girders, or roof. (*Monterey County, Calif.*)

■ **structural envelope** (See also *building envelope*) The three-dimensional space enclosed by the exterior surfaces of a building or structure. (*San Diego, Calif.*)

■ **structure** (See also *building definitions*) Anything constructed or erected that requires location on the ground or attached to something having location on the ground. (*Glendale, Ariz.*)

Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences). (*Larkspur, Calif.*)

Any piece of work constructed or erected, the use of which requires a location on the ground or attached to something having a location on the ground, but not including a tent, vehicle, trailer coach, or mobile home. (*Scottsdale, Ariz.*)

That which is built or constructed by man, including but not limited to an edifice or a building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. (*Santa Rosa, Calif.*)

A combination of materials assembled to give support or shelter such as buildings, towers, masts, sheds, roofed storage areas, mechanical equipment, swimming pools, signs, fences; but not including septic tanks, and septic systems and accessory facilities associated with the provision of utilities such as drains, wells, transformers, and telephone poles. (*Maynard, Mass.*)

Anything constructed or erected, the use of which requires more or less permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, back-

stops for tennis courts, gazebos, satellite dishes, and solar collectors. (*Wood River, Ill.*)

Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground including but not limited to fences, signs, kiosks, or similar uses. (*Clarkdale, Ariz.*)

Anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, trailers or mobile homes, signs, swimming pools, fences, backstops for tennis courts, pergolas, pilings, piers, and bulkheads. (*Rock Hall, Md.*)

■ **structure, conforming** Any building or structure which complies with all of the regulations of this code and any amendments thereto. A structure shall be considered in compliance with any provision of this code for which a variance has been explicitly granted, provided the structure is in compliance with all conditions and terms of the variance. (*Chenequa, Wisc.*)

■ **structure, detached** A structure with no common or party wall with another structure. (*Redmond, Wash.*)

■ **structure, enclosed** A structure with a solid roof and a minimum of three exterior walls shall be considered an enclosed structure, provided that there shall be no more than a 25 percent opening along the perimeter of the structure calculated by using the total lineal footage of the sides of the portion of the structure in question. The three exterior walls, excluding windows, must provide a visual screen of the activities or items displayed within the enclosed structure. The structure must be constructed consistent with all requirements of the building code. The three walls must be of a solid material and permanently connected to the overhead structure. Wood, concrete, aluminum, glass, or other materials approved by the building official are permissible. Screening, shade cloth, plastic sheeting, or canvas are not permissible. When a use is to be in an enclosed structure because the

use could be detrimental to the adjacent properties, an enclosed structure may be required to have completely opaque walls on all sides of the structure, excluding windows and doors. Such uses of a detrimental nature may include but are not limited to automotive repair, storage, general repair services, and manufacturing activities. (*Melbourne Fla.*)

■ **structure, internal circulation** A structural connection between two portions of a structure designed to provide for circulation between habitable portions of a structure without circulation out of doors or through nonhabitable areas such as a garage, or through areas not normally utilized for interior circulation such as laundry rooms, bathrooms, and mechanical rooms. (*Monterey County, Calif.*)

■ **structure, minor** Any small, movable accessory structure or building such as birdhouses, tool houses, pet houses, play equipment, arbors, and walls and fences. (*Waukesha, Wisc.*)

■ **structure, moved** (See also *relocation*) Any structure that is moved into or moved within the county. (*Scott County, Minn.*)

■ **structure-mounted** Mounted to the side of a structure (e.g., a billboard, church steeple, freestanding sign, water tank, etc.). (*Truckee, Calif.*)

■ **structure, nonconforming** A structure, or a portion thereof, that no longer conforms to the site area, coverage, setback, or other open space, height, or other regulations prescribing physical development standards for the district in which such structure is located. (*Los Altos, Calif.*)

A structure that legally existed prior to the adoption date of this ordinance, but which is not in compliance with the requirements of this ordinance for the district in which the structure is located. (*Scott County, Minn.*)

A structure or a portion thereof which was lawfully erected and which has been lawfully maintained, but which, because of the application of the provisions of this title (or a prior zoning ordinance of the city, the applicable provisions of which are continued in this title) to it, no longer conforms to the regulations and require-

ments of the zone (district) in which it is located. (*Santa Rosa, Calif.*)

A structure or building, the size, dimensions, or location of which was lawfully existing at the time of adoption, revision, or amendment of the zoning ordinance which no longer conforms to the zoning standards because of said revision or amendment. (*Clarkdale, Ariz.*)

■ **structure, nonconforming, illegal** A structure that did not legally exist prior to the adoption of this ordinance and does not conform with the current ordinance requirements for the district in which it is located. (*Scott County, Minn.*)

A structure that accommodates the primary use of the site. (*Truckee, Calif.*)

A building or structure in which the principal use of the lot on which the building or structure is located is conducted. (*Huntington, Ind.*)

■ **structure, principal** (See also *building, principal*) A structure in which is conducted the principal use of the lot on which it is located. (*Champaign, Ill.*)

The main building on a parcel of land. (*Scott County, Minn.*)

■ **structure, public** (See also *public building*) An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner that is owned or rented and operated by a federal, state, or local government agency. (*Plymouth, Minn.*)

■ **structure, temporary** (See also *building, temporary; structure, minor*) Any piece of work that is readily movable and used or intended to be used for a period not to exceed 90 consecutive days. Such structure shall be subject to all applicable property development standards for the district in which it is located. (*Scottsdale, Ariz.*)

A structure without any foundation or footing and removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. (*Santa Monica, Calif.*)

Any structure that is not attached to a permanent foundation. (*Wood River, Ill.*)

A structure which is permitted within a land use district without any foundation or footing and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. (*Lake Elsinore, Calif.*)

A building erected for a one-time temporary use, not to exceed one summer season, usually lacking a permanent foundation, not connected to water and sewer, often with open walls, such as open sheds, produce stands, barbecue pits, lean-tos, and tents of all types, in contradistinction to permanent structures that must conform to the Southern Standard Building code. (*Dewey Beach, Del.*)

A structure which is erected for not more than a year. Such structures shall include tents, portable bandstands, bleachers, reviewing stands, a mobile home used in conjunction with construction activities or other structures of similar character. Such structures are deemed accessory uses permitted by special permits through special permit granting authority action in accordance with [local code]. (*Chelsea, Mass.*)

■ **structure volume** (See also *building mass*) The volume of all portions of a structure enclosed by roof and fixed exterior walls, as measured from the exterior faces of these walls and roof. (*Limington, Maine*)

■ **student center** A building or structure devoted to active or passive recreational facilities for students of a college or university and operated by an agent of the college or university. (*Virginia Beach, Va.*)

■ **student housing** (See *dormitory*)

■ **studio apartment** (See *efficiency unit*)

■ **subcommittee** A body comprising a portion of the membership of a public body, usually constituted or appointed for a particular purpose. (*New York Planning Federation*)

■ **subdivide** (See also *land partition*) The act of creating a subdivision, selling, conveying, transferring, leasing, or assigning any part of a lot or parcel of land. (*Dewey Beach, Del.*)

To divide an area or tract of land into four or more lots within 12 months. (*Ashland, Ore.*)

To divide a parcel of land, whether improved or unimproved, into two or more contiguous lots or parcels of land in accordance with [local code]. (*Milwaukee, Wisc.*)

■ **subdivider** (See also **developer**) Any individual, firm, partnership, association, corporation, estate, trust, or any other group or combination, acting as an unit, dividing or proposing to divide land so as to constitute a subdivision, as defined herein, and including any agent of the subdivider. (*Dewey Beach, Del.*)

Any person, partnership, joint venture, limited liability company, association, or corporation who participates as owner, promoter, developer, or sales agent in the planning, platting, development, promotion, sale, or lease of a development. (*Loveland, Colo.*)

The individual or legal entity which causes land to be subdivided for himself, itself, or others. (*Woodside, Calif.*)

Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision, or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises to sell, lease, or develop, any interest, lot, parcel site, unit, or plat in a subdivision, or who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing. (*Concord, N.C.*)

Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings . . . to effect a subdivision of land hereunder for the owner of record or for another, with consent of the owner of record. (*Colt's Neck, N.J.*)

■ **subdivision** The division or redivision of land into 10 or more lots, tracts, parcels, sites, or divisions for the



subdivision

purpose of sale, lease, or transfer of ownership. (*Redmond, Wash.*)

The process of laying out a parcel of raw land into lots, blocks, streets, and public areas. In most states, a subdivision is defined as the division of a tract of land into five or more lots. (*Handbook for Planning Commissioners in Missouri*)

The division of land into two or more lots. A development consisting of subdivided lots. (*Duluth, Ga.*)

The division of a tract of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations of this ordinance applicable strictly to subdivisions: (1) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the minimum standards set forth in this ordinance; or (2) the division of land into parcels greater than 10 acres where no street right-of-way dedication is involved; or (3) the public acquisition by purchase of strips of land for widening or opening streets; or (4) the division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the minimum standards set forth in this ordinance; or (5) in residential districts only, the division of one lot into two lots so as to create one new lot. (*Indian Trail, N.C.*)

The division of a tract, lot, or parcel of land into two or more lots, plats, sites, or other divisions of land. (*North Liberty, Iowa*)

The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer, or ownership, or building or lot development. The term shall include the resubdivision of land. (*Dewey Beach, Del.*)

Commentary: Planners should consult appropriate state enabling legislation when drafting the ordinance definition of subdivision. Most enabling statutes include a definition of the term, particularly specifying how many parcels must be created, at a minimum, to constitute a subdivision of land. Ordinances also vary in the types of land division that they exclude from consideration as subdivisions.

■ **subdivision, abortive** (See also **subdivision, premature**) A subdivision that is not built on and is unlikely to be built on for an indefinite time. An abortive subdivision is one that never should have been subdivided because it is unlikely to be built on in the foreseeable future. (*American Planning Association*)

■ **subdivision coving** An approach to designing a subdivision in which lot setbacks are staggered in response to site topography. (*Wayne County, Ohio*)

■ **subdivision design** Street alignment, grades, and widths; alignment and widths of easements and rights-of-way for drainage; sanitary sewers, public utilities, streets, roads, pedestrian ways; the arrangement and orientation of lots; lo-

cations of buildings; and provision for refuse collection and maintenance easements in condominium developments. (*Sedona, Ariz.*)

■ **subdivision, exploratory sketch plan** An informal plan indicating salient existing features of a tract and its surroundings, including the general layout of a proposed subdivision or land development. (*New Castle County, Del.*)

■ **subdivision, hillside** A subdivision in which the average slope is 20 percent or in which any street in the subdivision has grades greater than 15 percent at any point. (*Renton, Wash.*)

A subdivision, or any portion of a subdivision located on natural terrain having a cross-slope of 10 percent or more. (*Cochise County, Ariz.*)

■ **subdivision improvement agreement** (See also *developer's agreement*) An agreement between the [municipality] and developer whereby the developer agrees to construct any required public street, drainage, and other improvements, for a subdivision and to provide security for completion of the subdivision improvements. (*Douglas County, Colo.*)

■ **subdivision, land-sale** Subdivisions in which one or more residential lots are sold by the subdivider to another party prior to home construction on the lot. (*San Juan Capistrano, Calif.*)

■ **subdivision, major** Any subdivision that does not meet the requirements of a minor subdivision. (*Tallmadge, Ohio*)

The division of a lot, tract, or parcel of land into five or more residential lots, tracts, parcels, or other divisions of land for sale, development, or lease. The parent lot, tract, or parcel of land counts as one of the subdivided lots, tracts, parcels, or other subdivisions of land for the purpose of determining whether the application for approval is to be treated as a major or minor residential subdivision. (*Boone County, Ind.*)

■ **subdivision map** (See also *plat*) Any map that is filed for the purpose of subdividing property; may be a final map or a parcel map. (*San Diego, Calif.*)

■ **subdivision map, preliminary** A developer's first formal submission is usually a map with accompanying documents providing the information about the proposed subdivision required by ordinance. The preliminary map contains a variety of information including the name of the subdivision, its location, acreage, owner, and engineer or surveyor. (*Handbook for Planning Commissioners in Missouri*)

A map made for the purpose of showing the design and improvements of a proposed subdivision and the existing conditions in and around it. (*Kern County, Calif.*)

The preliminary drawing or drawings . . . , indicating the proposed manner or layout of the subdivision to be submitted to the planning and zoning commission for approval. (*Dewey Beach, Del.*)

A map, prepared by a registered civil engineer or licensed land surveyor, showing the subdivision of land into five or more lots . . . and which shows detailed information sufficient for recordation by the county recorder. (*San Juan Capistrano, Calif.*)

A preliminary parcel map prepared for the purpose of showing the design of a proposed subdivision of four or fewer lots and the existing conditions in and around it and which need not be based upon an accurate or detailed final survey of the property. (*San Juan Capistrano, Calif.*)

■ **subdivision, minor** Any subdivision that does not result in the creation of more than five lots out of a single tract or does not require the construction of new streets, roads, public water or sewer facilities, sidewalks, or similar facilities. (*Indian Trail, N.C.*)

A division of a parcel of land along an existing public street or road, not involving the opening, widening, or extension of any street or road, and involving not more than five lots, any one of which is less than five acres, after the original tract has been completely subdivided. (*Tallmadge, Ohio*)

■ **subdivision, nonresidential** A subdivision whose intended use is other than

residential, such as commercial or industrial. (*Wayne County, Ohio*)

■ **subdivision, open space** (See *cluster subdivision*)

■ **subdivision plan** A tentative plan showing the proposed development of a tract of land for which platting and development is to be carried out in two or more stages. (*Temple Terrace, Fla.*)

■ **subdivision plan, preliminary** A plan of a subdivision or of a land development, including all required supplementary data, showing the approximate proposed street and lot or site layout, or a plan of existing private streets to be dedicated to public use, as a basis for consideration by the department and the technical advisory committee prior to the preparation of a record plan. (*New Castle County, Del.*)

■ **subdivision plat** The schematic representation of land divided or to be divided. (*Campbell County, Va.*)

The final map and other writing containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a subdivision. (*Deschutes County, Ore.; Sandy, Ore.*)

■ **subdivision plat, final** The plat to be given final approval by the town council which includes all changes, additional information, and requirements imposed by the planning and zoning commission. The final plat is recorded in the [county] recorder of deeds office. (*Dewey Beach, Del.*)

■ **subdivision, premature** (See also *subdivision, abortive*) A premature subdivision is one that is laid out considerably in advance of development. Where there have been scattered lot sales (and owners retain title), reassembly of land for development later becomes difficult, and leapfrog development may result, contributing to urban sprawl. (*American Planning Association*)

■ **subdivision regulation** The control of the division of a tract of land by requiring development according to design standards and procedures adopted by local ordinance. (*Handbook for Planning Commissioners in Missouri*)

■ **subdivision review** The procedure governed by state statutes and by a set of local regulations for the review of, and decision on, a subdivision plat application. (*New York Planning Federation*)

■ **subdivision, rural** A very low density, conventional neighborhood designed as a smaller, self contained development. (*Wayne County, Ohio*)

■ **subdivision, semirural** A low density, conventional neighborhood design with a curvilinear street pattern. (*Wayne County, Ohio*)

■ **subdivision sketch plan** A rough sketch of a proposed subdivision or other development proposal sufficiently accurate to be used for purposes of discussion and classification. (*Loveland, Colo.*)

A sketch preparatory to the preliminary plat or site plan (or final plat or site plan in the case of minor subdivisions or conditional use permits) to enable the subdivider to save time and expense in reaching general agreement with the platting authority as to the form of the plat and the objectives of this ordinance. (*Concord, N.C.*)

■ **subdivision tract house** (See **tract house**)

■ **subregion** (See also **region**) A grouping of planning areas into a larger portion of a regional area. (*Prince George's County, Md.*)

■ **subsidize** A federal, state, or local grant or aid that is extended to the construction or rehabilitation of housing for which a public interest in ensuring that it is affordable is imputed. A subsidy may include, but shall not be limited to: a payment in money; a donation of land or infrastructure; financing assistance or guarantees; a development or impact fee exemption; tax credits; full or partial property tax exemption; or a density bonus or other regulatory incentive to a market rate housing development in order to provide low- and moderate-income housing. A subsidy shall not include federal home mortgage interest deductions. (*Growing Smart Legislative Guidebook*)

To assist by payment of a sum of money or by the granting of terms or favors that

reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like. (*California Planning Roundtable*)

■ **substance abuse treatment facility** A facility for the purposes of temporary or long-term inpatient treatment of victims of alcohol or drug use or addiction. (*Golden, Colo.*)

■ **substance abuse treatment facility, inpatient** (See also **halfway house**) Structures and land used for the treatment of alcohol or other drug abuse where one or more patients are provided with care, meals, and lodging. (*Jefferson, Mo.*)

■ **substance abuse treatment facility, outpatient** Structures and land used for the treatment of alcohol or other drug abuse where neither meals nor lodging is provided. (*Jefferson, Mo.*)

■ **substantial damage** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. (*Blacksburg, Va.*)

Damage of any origin sustained by a building whereby the cost of restoring the building to its before-damage condition would equal or exceed 50 percent of the market value of the building before the damage occurred. (*Concord, N.C.; Dewey Beach, Del.*)

■ **substantial improvement** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if damaged, the value of the structure to be restored prior to being damaged. (*Redmond, Wash.*)

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50

percent of the market value of the structure before the start of construction of the improvement. Includes structures that have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." (*Blacksburg, Va.*)

(1) Any improvement, repair, or reconstruction to an existing structure in a flood hazard district having a construction cost of more than 50 percent of the structure's assessed value immediately prior to improvement, or (2) the addition, extraction, or movement of any dirt, rock, or other material, or any new structure that will result in a volume larger than the volume required to increase the elevation of the property by a total height of six inches. (*Multnomah County, Ore.*)

■ **substantial modification** (See also **alteration**) A change that significantly alters the impacts or character of a structure, development, or activity. (*Boulder County, Colo.*)

■ **subtenant** (See also **tenant**) A person or persons whose rights to occupy a dwelling are derived from the tenant rather than from the property owner or his or her agent. (*San Francisco, Calif.*)

■ **suburban** A city's outlying area, usually characterized by lower population and residential densities. (*Prince George's County, Md.*)

The low- to medium-intensity development patterns which surround the downtown or other more intense, urban areas of the city. (*Raleigh, N. Carol.*)

Low- to medium-development patterns that surround the urban areas of a city. The suburbs are often residential in character with single-family detached houses as the primary use of land. Increasingly, the suburbs contain employment and ser-

vice centers as well as residential areas. The automobile historically determines the form of the suburbs. (*Tompkins County, New York*)

■ **subway** (See also **public transportation; transit, public**) An urban public transportation system that uses below-ground right-of-way. Also used to refer to that portion of a transportation system that is constructed beneath the ground surface. (*Sacramento Regional Transit District*)



subway

■ **summer home** (See also **cabin/cottage**) A dwelling designed and intended to be used only for a few months each year, principally during the warm months of the year. (*Delafield, Wisc.*)

A single-family dwelling, including boats or house boats, intended for seasonal or temporary occupancy only, and not permanently occupied as a family residence during any entire year. (*Johnson County, Iowa*)

■ **summer season** The period commencing the Friday of Memorial Day weekend and ending the Sunday after the Labor Day weekend. (*Dewey Beach, Del.*)

■ **sunset law** A provision shutting off a program agency on a specific date, requiring reexamination and a fresh authorization prior to that date to continue (*State of Hawaii*)

■ **superblock** (See also **block**) A continuous area, either in single or multiple ownerships, that includes a vacated street and has a total gross site area in private

property of at least 75,000 square feet. (*Portland, Ore.*)

■ **supermarket** Food markets, or combination food markets and department stores with more than 4,000 square feet of floor area. (*Hermosa Beach, Calif.*)

A retail establishment primarily selling food, as well as other convenience and household goods, which occupies more than 25,000 square feet of gross floor area. (*Loveland, Colo.*)

A market having 10,000 square feet or more of floor area devoted principally to the sale of food. (*Sedona, Ariz.*)

■ **superstore** (See **big-box retail establishment**)

■ **supper club** (See also **restaurant definitions**) A restaurant and bar operation with alcoholic beverage sales wherein: (1) the bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors; (2) the actual seating available at all times within the restaurant area will accommodate at least 125 persons; (3) alcoholic beverages are served in the restaurant area only in conjunction with the service of food; (4) full-course meals are available during all hours the bar area is open to the public; (5) a cook and food server, other than a bartender, are available at all times the bar area is open to the public; and (6) the restaurant operation is the principal portion of the business. (*Las Vegas, Nev.*)

■ **supplemental district** (See **overlay zoning district**) A zoning district to be mapped as an overlay to a use district and which modifies or supplements the regulations of the general district in recognition of distinguishing circumstances such as historic preservation, wellhead protection, floodplain or unit development while maintaining the character and purposes of the general use district area over which it is superimposed. (*Lancaster, Ohio*)

■ **surface, hard** (See also **pavement**) Any asphalt or concrete surface of an approved thickness, or other approved surface, but excluding rock, gravel, grass, or dirt. (*Normal, Ill.*)

■ **surface water** (See also **creek; lake; pond; river; stream**) Water on the earth's surface exposed to the atmosphere such as rivers, lakes, and creeks. (*Elbert County, Colo.*)

■ **sustainable** Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper. (*California Planning Roundtable*)

The finite capacity of any place to support human activities, given a set of impacts that those activities have on the place. Once capacity is reached, the impacts of additional growth or activities harm the integrity of the place and impair its ability to function as intended. (*New Jersey State Plan*)

■ **sustainable development** (See also **green building**) Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. (*State of Minnesota*)

■ **sustainable economy** A system which maintains or enhances current economic opportunity and community well being without compromising the ability of future generations to meet their own needs. (*Larimer County, Colo.*)

■ **swale** (See also **ditch; drainage definitions; runoff; stormwater definitions**) A

linear depression in land running downhill or having a marked change in contour direction in which sheet runoff would collect and form a temporary watercourse. (*Williamson County, Tenn.*)

A natural depression or wide shallow ditch used to temporarily store, route, or filter runoff. (*Holyoke, Mass.*)

Low-lying grassed area with gradual slopes which transports stormwater, either on-site or off-site. (*Grand Traverse County, Mich.*)

An elongated depression in the land surface that is at least seasonally wet, is usually heavily vegetated, and is normally without flowing water. Swales direct stormwater flows into primary drainage channels and allow some of the stormwater to infiltrate into the ground surface. (*Concord, N.C.*)

A broad man-made depression, running parallel to the right-of-way, between the pavement and the sidewalks for containing storm runoff from streets. (*Deschutes County, Ore.*)

■ **swap meet** (See also *auction; flea market*) Occasional or periodic commercial activities held in an open area or enclosed structure where: (1) groups of sellers rent space on a short-term basis to display, barter, or sell goods to the public; or (2) one or more sellers bring goods for auctioning to the public. A swap meet is composed of semiclosed or outdoor stalls, stands, or spaces, at least 50 percent of which do not occupy the same allotted area on an uninterrupted, continuous, daily basis for the purpose of display and sale, exchange, or barter of merchandise, exclusive of occasional craft fairs and benefit sales held on public property. (*Tucson, Ariz.*)

Any indoor or outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces; and where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. "Swap meet" is interchangeable with and

applicable to: flea markets, auctions, open air markets, farmers markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations. (*Redondo Beach, Calif.*)

A market operating for the sale or exchange of merchandise at retail by a number of sellers. This does not include garage sales. (*Moorpark, Calif.*)

■ **swimming pool** A pool or tub constructed either above or below grade and having a capacity of 5,000 or more gallons. (*St. Paul, Minn.*)

A structure, whether above or below grade level, designed to hold water more than 30 inches deep to be used for recreational purposes. (*Delafield, Wisc.*)

A receptacle for water, or artificial basin of water, either above ground, below ground, or partly above and partly below ground, not wholly enclosed within a building, having a depth at any point in excess of 18 inches or a surface area exceeding 150 square feet and intended for use by persons for the purpose of immersion, partial immersion, or swimming, and including all appurtenant equipment. (*Lake Bluff, Ill.*)

Any portable pool or permanent structure containing a body of water 18 inches or more in depth and 250 square feet or more of water surface area and intended for recreational purposes, including a wading pool, but not including an ornamental reflecting pool or fish pond or other type of pool, located and designed so as not to create a hazard or be used for swimming or wading. (*Ocean City, Md.*)

Any tank or pool created by artificial means and designed for the purpose of containing a body of water offering the possibility of use for swimming, bathing, or total body immersion and any portion of which exceeds 24 inches in depth and which pool or tank is not readily portable in design or construction. (*Lake Elsinore, Calif.*)

Any artificial basin of water constructed or erected for wading or swimming. (*Huntington, Ind.*)

■ **swimming pool, aboveground** Any pool whose sides rest fully above the sur-

rounding earth. (*Huntington, Ind.*)

A swimming pool any part of which (except diving boards, slides, and ladder rails) is more than 12 inches above grade. (*San Jose, Calif.*)

■ **swimming pool, family** A swimming pool used and intended to be used solely by the owner, operator, or lessee thereof and his family and by guests invited to use it without payment of any fee or consideration. (*Vernal City, Utah*)

■ **swimming pool, in-ground** Any pool whose sides rest in partial or full contact with the earth. (*Huntington, Ind.*)

A swimming pool no part of which (except diving boards, slides, and ladder rails) is more than 12 inches above grade. (*San Jose, Calif.*)

■ **swimming pool, permanent** Any in-ground pool and any on-ground pool which is greater than 13 feet in diameter for a round pool, or eight feet by 16 feet for an oval pool, and more than 24 inches in wall height. (*Huntington, Ind.*)

■ **swimming pool, outdoor** Any structure or device of any kind that is intended for swimming purposes, including but not limited to: any pool or tank of any material or type of construction, any depression or excavation in any natural or constructed material, any dike or berm of any material or type of construction, all appurtenances to such structure or device intended to cause, or would cause if completely filled, the retaining of water to a greater depth than 18 inches at any point. Any such structure or device shall be deemed to be included within the meaning of the term "structure" as used in this ordinance. Outdoor swimming pools shall be deemed to consist of the following classes: private, semipublic, public, and commercial, as follows. Private: when consisting of an accessory structure appurtenant to a one-family or a two-family dwelling and used only as such by persons residing on the same lot and their private guests. Semipublic: when consisting of an accessory structure appurtenant to a multiple dwelling, hotel, motel, church, school, club, etc., and used only as such by persons who reside or are housed on the same lot or who are

regular members of such organizations. Public: a swimming pool operated by a unit of government for the general public. Commercial: a swimming pool operated for profit, open to the public upon payment of a fee. (*Grant County, Ky.*)

■ **swimming pool, portable** Portable pools shall not be subject to the pool requirements of this chapter and are those pools which are not permanently installed; do not require water filtration, circulation, and purification; do not exceed 18 inches in depth; do not exceed a water surface of 100 square feet; and do not require braces or supports. (*Colt's Neck, N.J.*)

■ **swimming pool, private** A recreation facility designed and intended for water contact activities that serves a single family dwelling(s), duplex dwellings, or multifamily dwellings, or combinations thereof, including pools owned or controlled by a neighborhood club or similar organization. (*Duluth, Ga.*)

A swimming pool built accessory to a dwelling unit and used for the enjoyment of the family living therein. (*Richland, Wash.*)

■ **swimming pool, public** A recreation facility designed and intended for water contact activities that is operated as a business or as a club unless such club is associated with a neighborhood club or similar organization. (*Duluth, Ga.*)

The same as private pool but operated as a commercial business. Public swimming pools shall conform to county health department requirements. (*Scottsdale, Ariz.*)

Any swimming pool other than a private swimming pool, including publicly and privately owned pools open to the general public and pools owned and operated in conjunction with membership organizations, motels, hotels, and other similar uses. (*Concord Township, Pa.*)

A swimming pool to which the general public has access through the payment of a fee or admission charge. (*Richland, Wash.*)

■ **synagogue** (See *religious institution*)

■ **system capacity** (See also *adequate public*

lic facilities ordinance; carrying capacity) The ability of natural, infrastructure, social, and economic systems to accommodate growth and development without degrading or exceeding the limits of those systems, as determined by a carrying capacity analysis. (*New Jersey State Plan*)

■ **system integrity** (See also *level of service (LOS) standard*) The ability of an infrastructure system to function throughout its extent at a given level of service. It refers to the condition and capacity of the entire system or network, and the effect that changes to a part of the system have on the function of the whole. (*New Jersey State Plan*)

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■ **taking** (See also *condemnation*; *condemnation, inverse*; *eminent domain*; *highest and best use*; *police power*) To take, expropriate, acquire, or seize property without compensation. (*Iowa State University Extension Service*)

A real estate term traditionally used to mean acquisition by eminent domain but broadened by the U.S. Supreme Court to mean any government action that denies economically viable use of property. More recent federal and state legislative proposals would consider any government program causing a "substantial" reduction in property values to be a taking. (*California Planning Roundtable*)

■ **tandem parking** (See *parking, tandem*)

■ **tank, bulk storage** Storage tanks used for dispensing of flammable or combustible liquids or gases into smaller containers or for use in industrial processes and distributed to the process by closed-circuit piping. Storage and use of fuel oil tanks and containers connected with oil-burning equipment as defined in the [state fire code] are exempt. (*Mishawaka, Ind.*)

■ **tank farm** An open-air facility containing a number of aboveground, large containers for the bulk storage in liquid form of petroleum products. (*Sioux Falls, S.Dak.*)

The storage of chemicals, petroleum products and other materials in above-ground containers for subsequent resale to distributors or retail dealers or outlets. (*Altoona, Iowa*)

The storage of chemicals, petroleum products, or hazardous materials in above ground or below ground storage containers designed for wholesale distribution or mass consumption. (*Champaign, Ill.*)

The storage of raw materials, including fuel. (*Chelsea, Mass.*)

The storage of chemicals, petroleum products and other materials in aboveground containers for subsequent resale to dis-

tributors or retail dealers or outlets. (*Bondurant, Iowa*)

■ **tank station** Distributing stations, commonly known as bulk or tank stations, used for the storage and distribution of flammable liquids or liquefied petroleum products, where the aggregate capacity of all storage tanks is more than 12,000 gallons. (*Bondurant, Iowa; Altoona, Iowa*)

■ **tanning studio** (See also *personal services establishment*) Any business that uses artificial lighting systems to produce a tan on an individual's body. This use specifically excludes spas, gymnasiums, athletic clubs, health clubs, and any exercise equipment. (*Salt Lake County, Utah*)

■ **target area** (See also *block grant*; *Community Development Block Grant*; *community redevelopment agency*) Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households. (*California Planning Roundtable*)

■ **tattooing** (See also *body art*; *body piercing*) Any method of placing permanent designs, letters, scrolls, figures, symbols, or any other marks upon or under the skin with ink or any other substance, by the aid of needles or any other instruments designed to touch or puncture the skin, resulting in either the coloration of the skin, or the production of scars or scarring, other than by branding. (*Alma, Mich.*)

The creation of an indelible mark, figure, word, or graphic illustration upon a hu-

man body by the insertion of pigment under the skin or by the production of scars. This term shall also apply to body illustrations and permanent cosmetics. (*Ormond Beach, Fla.*)

■ **tattoo parlor/body-piercing studio** An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. (*Las Vegas, Nev.*)

Any room or space where tattooing is performed for compensation. Tattooing means a placement in human tissue of any indelible design, letter, scroll, figure, symbol, or other mark placed with the aid of needles or other instruments; or any design, letter, scroll, figure, or symbol done by scarring upon or under the skin. (*Mishawaka, Ind.*)

A commercial use involving the marking of skin of persons with a design by a process of pricking or engraving an indelible pigment or by raising scars, or similar method. (*Frostburg, Md.*)

■ **tavern** (See also *bar*) Any place in which fermented malt beverages or intoxicating liquors are sold for consumption upon said premises. (*Madison, Wisc.*)

An establishment used primarily for the serving of alcoholic beverages by the



tavern

drink to the general public and where food or packaged alcoholic beverages may be served or sold only as accessory to the primary use. (*Ocean City, Md.*)

An establishment serving alcoholic beverages in which the principal business is the sale of such beverages at retail for consumption on the premises and where sandwiches and snacks may be available for consumption on the premises. (*Burr Ridge, Ill.*)

■ **tax abatement** The full or partial exemption from ad valorem taxes of certain real and/or personal property in a reinvestment zone designated for economic development purposes. (*Houston, Tex.*)

A release of a certain tax liability for a specific period of time and under certain circumstances. (*Wisconsin Department of Natural Resources*)

■ **tax credit** A dollar amount that may be subtracted from the amount of taxes owed. (*California Planning Roundtable*)

■ **tax increment** Additional tax revenues that result from increases in property values within a development area. [California] law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing. (*California Planning Roundtable*)

Generally, the incremental tax revenues, determined with reference to the tax increment base, resulting from the increase in property values or from the increase in commercial activity as a result of a project. More specifically, the term includes the following: (1) The incremental tax revenues resulting from an increase in the total market value of taxable real property situated in a tax increment district and an increase in the business use and occupancy of such taxable real property. (2) The payment in lieu of taxes assigned to or agreed to be paid by governmental entities or nonprofit organizations with property situated or otherwise assignable to a tax increment district. Whether all or only a portion of this payment is to be considered part of the tax increment shall

be determined at the time the tax increment district is created. (3) The incremental tax revenues resulting from an increase in total taxable sales and rentals of tangible personal property and in the rendition of taxable services by vendors located in a tax increment district. (4) The incremental tax revenues resulting from an increase in total gross receipts or gross or net profits or income realized by persons or entities from business conducted in a tax increment district. (*Johnstown, Pa., Redevelopment Authority*)

■ **tax increment base** (1) The aggregate market value of all taxable real property located within a tax increment district on the date the district is created. (2) In a district where the governing body has levied a tax on the business use and occupancy of real estate, the average aggregate market value of real property located within the district and used or occupied for business purposes during the last available 12-month period preceding the date of creation of the district. (3) In a district where the governing body has levied a sales tax, the total amount of taxable sales, rentals, and services subject to the sales tax of the [state] and occurring within the district during the last calendar year or the last available 12-month period preceding the date of creation of the district. (4) In a district where the governing body has levied a mercantile license tax, business privilege tax, net profits tax, or similar tax for the privilege of engaging in business within the district, the total amount of taxable gross receipts, net income, or net profits, as the case may be, realized by taxpayers at locations within the district during their last taxable period which ended before the date of creation of the district. (*Johnstown, Pa., Redevelopment Authority*)

■ **tax increment financing (TIF)** A tool used by cities and other development authorities to finance certain types of development costs. The public purposes of TIF are the redevelopment of blighted areas, construction of low- and moderate-income housing, provision of employment opportunities, and improvement of the tax base. With TIF, a city "captures" the additional property taxes generated by the development that would have

gone to other taxing jurisdictions and uses the "tax increments" to finance the development costs. (*Minnesota Office of the Legislative Auditor*)

A real-estate development technique applicable to industrial, commercial, and residential projects to cover the costs of publicly provided project improvements. TIF uses anticipated increases in real estate tax revenues resulting from increased property values to pay off bonds sold to finance qualifying redevelopment costs. TIF allows the financing of land acquisitions and redevelopment improvements with tax-free borrowing, thereby reducing interest costs. In addition, use of TIF allows businesses to purchase renovated sites and buildings at less than market costs. (*State of Kansas*)

A . . . tool that enables local governments to finance the redevelopment of a designated blighted area [using the tax increment]. (*El Paso, Tex.*)

■ **tax increment financing (TIF) district** (See also *special district*) A contiguous geographic area within a redevelopment area defined and created by resolution or ordinance of the governing body of the municipality creating the district. (*Johnstown, Pa.*)

A district established in order to attract private developers to blighted areas in need of redevelopment. Tax increment financing works by using increased tax revenues of a redevelopment area to fund improvements and incentives for rehabilitation. (*Springfield, Ill.*)

A district created to facilitate redevelopment and stimulate new investment in deteriorating areas or potentially problematic sites. TIF districts enable a municipality to borrow against the future tax revenues of an area to fund a variety of costs associated with the redevelopment process. During the time a TIF is in place, all affected local taxing bodies continue to receive their shares of taxes on the initial assessed valuation of the district. Only the additional tax revenue, or increment, is used to fund redevelopment expenses. TIF funds can be used to pay for property acquisition, site preparation, utility connections, building rehabilitation, in-

frastructure improvements, environmental cleanup, financing charges, and other expenses in connection with private investment. (*Skokie, Ill.*)

■ **tax increment fund** A fund into which are paid all tax increments and into which are deposited all revenues from the sale of tax increment finance bonds or notes, revenues from the sale of any property acquired as part of a project plan or revenues to be used in the district, and from which money is distributed to pay project costs for the district or to satisfy claims of holders of tax increment bonds or notes issued for the district. (*Johnstown, Pa., Redevelopment Authority*)

■ **taxi** (See also *paratransit*) Any motor vehicle other than a limousine offered to the public by a public taxicab business for the purpose of carrying or transporting passengers for a charge or a fee. (*Columbia, Mo.*)

All motor vehicles carrying passengers for hire for which public patronage is solicited; provided, however, that railroad cars, street railway cars, and motor buses operated by the city or operated under franchise or under the authority and jurisdiction of the [state] commerce commission, shall not be considered taxicabs. (*Charleston, Ill.*)

■ **taxicab business** A service that offers transportation in passenger automobiles and vans to persons including those who are handicapped in return for remuneration. The business may include facilities for servicing, repairing, and fueling the taxicabs or vans. (*Madison, Wisc.*)

■ **taxidermy** (See also *industry definitions*) The business of preparing, stuffing, and mounting the skins of animals. (*Steamboat, Colo.*)

The art of preparing the skins of animals to make them appear life-like. (*Issaquah, Wash.*)

■ **teahouse** (See also *coffee house*) A public house or restaurant where tea and light refreshments are served, generally during midday. (*Galesburg, Ill.*)

■ **teardown** (See also *infill development*) The construction or remodeling of single-family homes to the maximum allowable



teardown

size permitted by land-use and zoning regulation in neighborhoods distinctly characterized by considerably smaller homes. (*Glendale, Calif.*)

The demolition of an older home and its replacement by a new, usually larger home. (*Glencoe, Ill.*)

The practice of demolishing an existing house to make way for a dramatically larger new house on the same site. (*National Trust for Historic Preservation*)

The act of demolishing an existing house on a previously platted lot in order to provide a building site for immediate construction of a new house, or, the act of demolishing a house in order to let the lot set vacant for any period of time in order to build a new house at any time in the future. (*Schaumburg, Ill.*)

■ **teen dance club** An enclosed or unenclosed structure open to persons from 15 through 20 years of age unaccompanied by adults at which music is furnished for the purpose of social dancing, and at which a person 15 through 20 years of age pays an admission, membership dues, or a minimum fee or cover charge, whether or not admission is limited to members only. "Teen dance center" shall include the enclosed or unenclosed structure and the surrounding premises used for parking or any activity related to the dancing operation. (*Scottsdale, Ariz.*)

A building, a part of a building, a room or a premises wherein entertainment, either live or recorded, vocal or instrumental, is provided, with or without dancing by customers or patrons, for persons between the ages of 13 and 19 years. A teen club may provide such other activities for teens or preteens as approved by the city council. A teen club does not include uses operated by public agencies or private eleemosynary or charitable organizations, such as church youth centers, the boys' and girls' club, or youth community centers provided for recreation or congregation. (*Aurora, Colo.*)

A private club providing dances primarily for persons between the ages of 14 and 18, admission for which may be gained by membership card and the payment of an admission fee or charge. (*Madison, Wisc.*)

Any place or location that is not a cultural performance venue where an underage dance is conducted, operated, or maintained for more than six days in a calendar year, and includes the business premises in which an underage dance is conducted, operated, or maintained, including but not limited to hallways, bathrooms, and other areas readily open and accessible to the patrons of the underage dance, such as parking lots and other adjoining areas. (*Anchorage, Alaska*)

■ **telecom hotel** (See also *data processing facility*) A telecommunication carrier facility containing equipment for telecommunications use including switches, routers, operation centers, and other infrastructure critical for dot-com companies, Internet servers, data firms, fiber-optic cable, and other technology providers. (*American Planning Association*)

■ **telecommunications** (See also *amateur radio tower*) Any origination, creation, transmission, emission, storage-retrieval, or reception of signs, signals, writing, images, sounds, or intelligence of any nature, by wire, radio, television, optical, or other means. (*Growing Smart Legislative Guidebook*)

The transmission, between or among points as specified by the user, of information of the user's choosing, without

change in the form or content of the information as sent and received. (*Southaven, Miss.*)

■ **telecommunications antenna** (See also **antenna definitions**) Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be part of the antenna. Antennas shall include cellular on wheels (COWs) and cellular on light trucks (COLTs) facilities as well as dispatch carriers for specialized mobile radio (SMR) services and enhanced SMR (ESMR). (*Petaluma, Calif.*)

A specific device, the surface of which is used to transmit and/or receive radio-frequency signals, microwave signals, or other signals transmitted to or from other antennas for commercial purposes (*Bothell, Wash.*)

The surface from which wireless radio signals are sent and received by a personal wireless service facility. (*Cape Cod Commission, Mass.*)

Any structure or device used for the purpose of collecting or radiating electromagnetic waves, including but not limited to directional antennas, such as panels, microwave dishes, and satellite dishes, and omnidirectional antennas, such as whip antennas, which are located on the exterior of, or outside of, any building, or structure. A single, radiating antenna platform, which includes one or more antennas, shall be regulated as a single antenna. (*Cape Elizabeth, Maine*)

The surface from which wireless radio signals are sent from and received by a personal wireless facility: (A) A whip antenna is a long and thin device that transmits and/or receives radio frequency signals in a 360-degree radial pattern. (B) A

panel antenna is a relatively flat rectangular device that transmits and or receives radio frequency signals in a directional pattern of less than 360 degrees. (C) A dish antenna is a bowl-shaped device for the reception and/or transmission radio frequency communications signals in a specific directional pattern. (*Scottsdale, Ariz.*)

An antenna and associated mechanical equipment that is used for a wireless communications network. (*San Jose, Calif.*)

■ **telecommunications antenna site** A tract or parcel of land that contains the cellular communications antenna, its support structure, accessory buildings, and parking and may include other uses associated and ancillary to cellular communications transmissions. (*Southaven, Miss.*)

A tract or parcel of land that contains the personal wireless service facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to personal wireless services. (*Loveland, Colo.*)

■ **telecommunications carrier** A company that provides wireless services. As used in this subsection, "carrier" shall also include companies that build telecommunications towers and lease tower space to carriers. (*Empire, Wisc.*)

■ **telecommunications facilities, collocation** [Wireless communication facilities] equipment affixed to or erected upon existing freestanding or remote freestanding [wireless communication facilities] or other communication towers. (*Thurston County, Wash.*)

The use of a wireless telecommunication support facilities by more than one wireless telecommunication provider. (*Muskegon, Mich.*)

The use of a single support structure by more than one carrier. (*Empire, Wisc.*)

■ **telecommunications facilities equipment shelter** A cabinet or building located at the base of or near a wireless communication facility within which are housed, among other things, batteries and electrical equipment. This equipment is

connected to the antenna by cable. (*Glendale, Ariz.*)

An enclosed building, cabinet, shed, or box within which are housed batteries, electrical, or other equipment necessary for the operation of the personal wireless service facility. (*Empire, Wisc.*)

The structure in which the electronic receiving and relay equipment for a wireless telecommunications facility is housed. (*Troy, Ohio*)

A nonstaffed structure used to house and protect the equipment necessary for processing wireless communications signals, which may include air conditioning equipment and emergency generators. (*Beaverton, Ore.*)

A facility, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communications signals. Associated equipment may include, for example, air conditioning, backup power supplies and emergency generators. (*Burien, Wash.*)

■ **telecommunications facilities, fall zone** The area on the ground within a prescribed radius from the base of a personal wireless service facility within which there is a potential hazard from falling debris (such as ice) or collapsing material. (*Empire, Wisc.*)

■ **telecommunications facilities, separation of** The distance between one carrier's antenna array and another carrier's array. (*Empire, Wisc.*)

■ **telecommunications facilities site, commercial** Any facility, and its accessory uses or structures, utilized for the broadcast or reception of electro-magnetically transmitted information, except those facilities as are defined as noncommercial telecommunication sites. (*Golden, Colo.*)

■ **telecommunications facilities site, noncommercial** Any facility, and its accessory uses or structures, utilized for the broadcast or reception of electromagnetically transmitted information which is: (1) Accessory to a residential use, including but not limited to licensed amateur radio operators, and volunteer public safety agencies such as the Civil Air

Patrol. (2) Owned or operated by a governmental agency, or by a volunteer public safety agency officially sanctioned by a governmental agency for that purpose, for public safety communication uses. (Golden, Colo.)

■ **telecommunications tower** (See also *antenna* definitions; *telecommunications antenna*) A tower, pole, or similar structure that supports a telecommunications antenna operated for commercial purpose above ground in a fixed location, freestanding, guyed, or on a building or other structures. (Baton Rouge, La.)

A mast, pole, monopole, guyed, or free-standing framework, or other vertical elements that act as an antenna or to that an antenna is affixed or attached. (Tucson, Ariz.)

Any ground-mounted pole, spire, structure, or combination thereof, including supporting lines, cables, wires, braces, masts, intended primarily for the purpose of mounting an antenna or similar apparatus above ground. (Plymouth, Minn.)

A structure designed and constructed to support one or more antennas used by commercial wireless telecommunication facilities and including all appurtenant devices attached to it. A tower can be free-standing (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires), of either lattice or monopole construction. (Hudson, N.H.)

Any structure designed and constructed primarily for the purpose of supporting one or more personal wireless service facility antennas, including but not limited to monopoles, guyed towers, and lattice towers. (Empire, Wisc.)

A structure on which there are electronic facilities for receiving or transmitting communication signals. Those less than 15 feet above the roof line, when secured to a building, are exempt. Telephone poles, power poles carrying telephone, and cable television lines are also exempt from this definition. (Lake Lure, N.C.)

■ **telecommunications tower, alternative design structure** Artificial trees, clock towers, and similar nontraditional

structures that are compatible with the existing setting or structures and camouflage or partially conceal the presence of antennas or towers. This includes any antenna or antenna array attached to the alternative design structure. (Glendale, Ariz.)

The use of shape, color, and texture to cause an object to appear to become a part of something else, usually a structure, such as a building, wall, or roof. "Camouflaged" does not mean invisible, but rather appearing as part of or exactly like the structure used as a mount. (Beaverton, Ore.)



telecommunications tower, alternative structure

A wireless communications facility (WCF) that has been changed to appear to be something other than what it really is. For example, WCFs are sometimes disguised to appear as trees or flagpoles. (Beaverton, Ore.)

A facility which is either: (1) virtually invisible to the casual observer, such as an antenna behind louvers on a building, or inside a steeple or similar structure, or (2) camouflaged with stealth design so as to blend in with its surroundings to such an extent that it is indistinguishable by the casual observer from the structure on which it is placed or the surroundings in which it is located, such as a flagpole serving as an antenna. (Trenton Township, Ohio)

A communications facility which is designed to blend into the surrounding environment, typically one that is architecturally integrated into a structure. Also referred to as a concealed antenna. (Truckee, Calif.)

Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include but are not limited to antenna tower alternative structures, architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing or proposed trees and landscaping, and antenna structures designed to look like light poles. (Trenton Township, Ohio)

■ **telecommunications tower, alternative structure** Ballfield light poles, street lights, electric utility poles, water towers, and similar existing structures. This includes any antenna or antenna array attached to the alternative tower structure. (Glendale, Ariz.)

Structures other than towers that may support personal wireless service facilities antennas, including but not limited to buildings, water towers, steeples, silos, or utility poles. (Empire, Wisc.)

A communication tower designed to unobtrusively blend into its existing surroundings so as not to have the appearance of a communication tower. (Polk County, Fla.)

A personal wireless service facility that, due to design or appearance, hides, obscures, or conceals the presence of the tower and antennas. (Empire, Wisc.)

A structure that integrates a monopole into a light pole or other utility pole. (Truckee, Calif.)

A wireless communications facility that is affixed to an existing structure, e.g., an existing building wall or roof, utility pole, or water tank. (Beaverton, Ore.)

■ **telecommunications tower farm** The placement of more than one wireless communication facility tower on a lot. (Beaverton, Ore.)

■ **telecommunications tower, guyed** A monopole or lattice tower that is sup-

ported in whole or in part by guy wires and ground anchors or other means of support besides the superstructure of the tower itself. (*Empire, Wisc.*)

A tower that is supported by use of cables (guy wires) that are permanently anchored to the ground. (*Beaverton, Ore.*)

■ **telecommunications tower, lattice**
A type of tower that is self-supporting with multiple legs and cross-bracing of structural steel. (*Empire, Wisc.*)

A structure with three or four steel support legs that supports a variety of antennae. These towers generally range in height from 60 to 200 feet and are constructed in areas where increased height is needed, microwave antennas are required, or where the weather demands a more structurally sound design. (*Truckee, Calif.*)

A tower characterized by an open framework of lateral cross-members that stabilize the structure. (*Beaverton, Ore.*)

■ **telecommunications tower, monopole**
A type of tower that is self-supporting as a single pole design. (*Empire, Wisc.*)

A single, upright pole, engineered to be self-supporting and requiring no guy wires or lateral cross-members. (*Beaverton, Ore.*)

A support structure that consists of a single steel or wood pole sunk into the ground or attached to a concrete pad. (*Burien, Wash.*)

A structure composed of a single spire used to support antennae and related equipment. (*Truckee, Calif.*)

A single pole with no aboveground lateral support from secondary structural members in either tension or compression. (*Trenton Township, Ohio*)

■ **telecommunications, wireless facility**
Any facility that transmits and/or receives signals by electromagnetic or optical means, including antennas, microwave dishes, horns, or similar types of equipment, towers or similar structures supporting such equipment, and equipment buildings. (*Growing Smart Legislative Guidebook*)

A facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals; telecommunication towers or monopoles, or similar structures supporting said equipment; equipment buildings, shelters, or cabinets; and other accessory development. Includes personal wireless services as defined in the federal Telecommunications Act of 1996, and as subsequently amended, but shall not include the following: federally-licensed amateur radio stations and facilities used exclusively for receive-only antennas. (*Glendale, Calif.*)

A facility that transmits and/or receives electromagnetic signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers, or similar structures supporting said equipment, equipment buildings, parking areas, and other accessory development. (*Shererville, Ind.*)

A facility for the provision of personal wireless services as defined by the Telecommunications Act of 1996, and any amendments thereto. Personal wireless service facilities are composed of two or more of the following components: (A) antenna; (B) mount; (C) equipment cabinet; (D) wall or security barrier. (*Scottsdale, Ariz.*)

Any freestanding facility, building, pole, tower, or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage, and other accessory structures used to provide wireless telecommunication services (*Fort Collins, Colo.*)

A nonstaffed facility for the transmission of radio frequency signals, usually consisting of an equipment shelter, cabinet, or other enclosed structure housing electronic equipment; a support structure; and antenna systems or other transmission and reception devices. This includes cellular towers, cellular antennas, satellite dishes, and microwave dishes. (*Beaverton, Ore.*)

■ **telecommunication wireless facility, concealed** Fully hidden from view. For example, a wireless communications facility is concealed when it is completely hidden or contained within a structure, such as a building, wall, or roof. (*Beaverton, Ore.*)

■ **telecommunications wireless facility, minor** A wireless communications facility that: (1) consists of a microcell; and (2) is roof- or structure-mounted and is less than 10 feet in height and does not exceed the maximum height permitted in the zoning district in which the facility is located. (*Truckee, Calif.*)

■ **telecommunications wireless facility search ring** A geographic area identified by the communications service provider within which a wireless telecommunication facility must be located to provide coverage within a cell of its delivery system. (*Beaverton, Ore.*)

■ **telecommunications, wireless temporary mobile facility** Any mobile tower, pole, or structure located on a trailer, vehicle, or temporary platform intended primarily for the purpose of mounting an antenna or similar apparatus for personal wireless services, also commonly referred to as cellular on wheels (COW). (*Plymouth, Minn.*)

■ **telecommunications wireless services** Commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as described in the Federal Telecommunications Act of 1996. (*Empire, Wisc.*)

A digital wireless communication technology that has the capacity for multiple communication services and provides a system in which calls are routed to individuals rather than places, regardless of location. (*Truckee, Calif.*)

A site, building, or structure that contains facilities to provide personal wireless services. A personal wireless service facility includes at least one of the following: antenna, support structure, or equipment enclosure. (*Burien, Wash.*)

Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services and the

facilities for the provision of such services, as defined in Title 47, United States Code, Section 332, as amended from time to time. (*Loveland, Colo.*)

■ **telecommuting** (See also *commute mode, alternative*) The relocation of work activities to a home or satellite work site to eliminate or reduce the distance traveled in a commute trip by at least half. Telecommunications, computers, and other supporting activities may be employed during telecommuting. (*Redmond, Wash.*)

Engaging in a gainful occupation or profession by a member or members of a family within his, her, or their, dwelling, while maintaining periodic communication with a principal office outside of the dwelling by the use of a computer modem. (*Delafield, Wisc.*)

An arrangement in which a worker is at home or in a location other than the primary place of work and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers. (*California Planning Roundtable*)

Using [one's] home, or a specifically designated facility, as a place of work. (*Moorpark, Calif.*)

■ **telephone exchange building** A building used exclusively for the transmission and exchange of telephone messages, but the term shall not include wireless service towers. (*Philadelphia, Pa.*)

■ **telephone, outdoor pay** A telephone for hire located on private property, not within a building used for additional purposes with controlled access by means of a door or doors that may be locked. (*St. Louis, Mo.*)

■ **television studio** (See also *communications services*) All uses related to the production of motion pictures and television film and tape, including motion picture and television stages; exterior sets; laboratories; construction, repair, and storage facilities; caretaker and temporary housing; all vehicles used to transport this equipment and other related commercial vehicles; and accessory fabrication activities. (*Moorpark, Calif.*)

■ **telework center** (See also *home occupation; telecommuting*) Satellite work facility incorporating sufficient technology to permit employees to reduce their commute trip, or to work closer to home. The goal of such centers is to reduce the distance traveled in a commute trip by at least half the distance. (*Redmond, Wash.*)

■ **temple** (See *religious institution*)

■ **temporary emergency trailer** (See also *construction field office; shelter*) A residence (which may be a mobile home) that is: (i) located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster; or (ii) located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intending to live in such permanent residence when the work is completed; or (iii) located on a nonresidential construction site and occupied by persons having construction or security responsibilities over such construction site. (*Indian Trail, N.C.*)

■ **temporary employment housing** (See *housing, temporary employment*)

■ **temporary enclosure** A temporary enclosure is defined as any moveable, tent-like shelter intended to provide or actually providing protection from the elements for stored materials, vehicles, or other items, for which a building permit is not required. This would include temporary garages of tent-like construction, as well as tarpaulins of plastic or similar type materials supported by wooden or metal frameworks. Such temporary enclosures are to be considered structures under this by-law, and as such are governed by the same setback requirements as other structures under this by-law. Tents set up for special occasions, screenhouses, and other such seasonal, recreational enclosures are specifically exempted from this definition unless used for storage as listed above. (*Maynard, Mass.*)

■ **temporary outdoor sale** (See also *outdoor sales, seasonal; sidewalk sale*) Any sale made by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchan-

dise from a tent, truck, vending cart, or other area outside of a permanent structure on property owned or leased by the person, firm, or corporation. The temporary outdoor sales, except those conducted by charitable organizations as defined, must be secondary to or incidental to the principal permitted use or structure existing on the property, and not incompatible with the intent of the district. The outdoor sale of Christmas trees is exempt from this definition. (*Jefferson County, Colo.*)

■ **temporary permit** (See *permit, special use, temporary*)

■ **temporary use** (See *use, temporary*)

■ **tenant** (See also *boarder; occupant; roomer; subtenant*) The lessee of facility space at an applicable development project. (*El Segundo, Calif.*)

Applied to a building or land, [this term] means any person who occupies the whole or a part of such building or land, whether alone or with others. (*Omaha, Nebr.*)

Any person who occupies or has a leasehold interest in a rental unit under a lawful rental agreement, whether oral or written, express or implied. (*Renton, Wash.*)

A person who rents, leases or subleases, through either a written or oral agreement, real property from another. (*Santa Rosa, Calif.*)

A person who occupies land or a building for a fixed time, usually through a lease arrangement with the property owner. (*Loveland, Colo.*)

■ **tennis club** (See also *club, private; recreation facility, private*) A commercial or noncommercial establishment that provides facilities for playing tennis on a membership basis only. "Membership basis" means that the establishment sells memberships making its facilities available to members and their guests for periods of not less than one month at a time and that such facilities are not open to use by the general public. (*El Paso, Tex.*)

A commercial facility for the playing of tennis at which there is a clubhouse including restrooms. A tennis facility may



tennis club

provide additional services customarily furnished by a club, such as swimming, outdoor recreation, and related retail sales, and may include a restaurant and cocktail lounge if approved as a part of the required use permit. (*Scottsdale, Ariz.*)

■ **tent** (See also **structure, temporary**) Any temporary structure or enclosure, the roof of which or one-half or more of the sides are constructed of silk, cotton, canvas, fabric, or a similar pliable material. (*Burr Ridge, Ill.*)

Any structure, enclosure, or shelter constructed of fabric or other pliable material supported by any manner except by air or the contents protected by the material. The horizontal area covered by the fabric or other pliable material shall be considered building floor area. In a residential district a tent shall be considered a detached accessory building. (*Tulsa, Okla.*)

Any structure, enclosure, or shelter constructed of fabric or other pliable material supported by any manner except by air or the contents protected by the material. The horizontal area covered by the fabric or other pliable material shall be considered building floor area. In a residential district a tent shall be considered a detached accessory building. (*Lancaster, Ohio*)

■ **tentative map** (See **subdivision map, preliminary**)

■ **terminal, airport** The building on the airport designated by the city for the use of the public and the certificated airlines to process, enplane, and deplane airplane passengers and to provide space for

various concessions, services, supplies, and convenience for the public. (*Rochester, Minn.*)

The complex of buildings, parking garages, and associated structures and improvements which provide access, activities, and facilities for the use, support, and convenience of the traveling public and other airport users and employees. Airport terminal facilities are generally located in proximity to each other, with reasonable pedestrian access among them. (*Sea Tac, Wash.*)

The passenger location of an airport, and includes all office, hotel, and retail uses commonly occurring at such locations. (*Traverse City, Mich.*)

A facility designed or intended to be used for the receiving or discharging of passengers and providing for the temporary or permanent storage of the conveyance vehicle. (*Las Angeles County, Calif.*)

■ **terminal, bus** Any premises for the transient housing or parking of motor-driven buses, and the loading and unloading of passengers. (*Philadelphia, Pa.*)

A place where the transfer of people between modes of transportation takes place. (*Sioux Falls, S.Dak.*)

■ **terminal, cargo** (See also **cargo, containerized**) A transportation facility in which quantities of goods or container cargo are stored without undergoing any manufacturing processes, transferred to other carriers, or stored outdoors in order to transfer them to other locations. (*Seattle, Wash.*)

A facility for loading, unloading, and warehousing of freight. (*Prescott Valley, Ariz.*)

A facility for loading, unloading of freight for current distribution and not warehousing. (*Prescott Valley, Ariz.*)

■ **terminal, grain** A facility for the storage of agricultural grains. (*Sioux Falls, S.Dak.*)

A storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation. (*Garrett, Ind.*)

■ **terminal, marine** (See also **ferry boat facility; port and harbor facilities; water-dependent use**) A facility comprising one or more berths, slips, piers, wharves, loading and unloading areas, warehouses, and storage yards used for transfer of people or cargo between waterborne carriers and land. Marine terminals do not include marinas and boatyards. (*San Francisco, Calif.*)

■ **terminal, passenger** A facility or location where the principal use is the handling, receiving, and transfer of passenger traffic, and may include as an accessory use the loading, unloading, storing, receiving, assembling, dispatching, weighing, consolidating, classifying, switching, distribution, movement, or transfer of freight, as well as all equipment and facilities used to accomplish the foregoing activities. (*El Paso, Tex.*)

A facility that serves primarily as a transfer point for changing from one mode of transportation to another, or for transferring shipped materials from one vehicle to another, with associated storage area. (*Thurston County, Wash.*)

A facility for the transfer, pickup, or discharge of people or goods without the long-term storage of such items. (*Clark County, Wash.*)

A building for on- and off-loading passengers on private and public aircraft or other passenger modes of travel including, but not limited to HCT, buses, PRTs, public rail systems and ferries. (*Sea Tac, Wash.*)

■ **terminal, truck** Any premises used by a motor freight company . . . as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring,

loading, and unloading goods. (*Pittsburgh, Pa.*)

A building or area in which freight brought by motor truck is assembled and/or stored for routing in intrastate shipment by motor truck. (*Gurnee, Ill.*)

A facility for the receipt, transfer, short-term storage, and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office. (*Blacksburg, Va.*)

Storage and distribution facilities having more than five heavy trucks (having a rating of more than 10,000 pounds or an unladen weight of more than 6,000 pounds) on the premises at any one time, but excluding trucking accessory to another industrial use on the site. (*Redondo Beach, Calif.*)

The premises used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point and which is designed to accommodate the simultaneous loading or unloading of five or more trucks. (*Champaign, Ill.*)

■ **terracing** (See *erosion control, terracing*)

■ **tethered balloon** (See also *sign, balloon*) A nonporous bag of light material filled with heated air or a gas lighter than air so as to rise and float in the atmosphere and intended to be flown in the air at the end of a cable, wire, or rope. (*Albuquerque, N.Mex.*)

■ **theater** (See also *cultural center; cultural services*) A structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received and no audience participation or meal service allowed. (*Topeka, Kans.*)

An outdoor or indoor area, building, part of a building, structure, or defined area utilized primarily for rehearsal or research and development related to the presentation of film, television, music video, multimedia, or other related activities that in the opinion of the director of planning and building safety are similar. Such areas may or may not be open to the general public. (*El Segundo, Calif.*)



theater

A building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances. (*Garrett, Ind.*)

An establishment for the performing arts with open-air seating for audiences. Such establishments may include related services such as food and beverage sales and other concessions. (*King County, Wash.*)

■ **theatrical community center** (See also *cultural center; cultural services*) A building or a portion thereof . . . that has as its purposes the promotion, instruction, study, and production of the theater as an art form. Any single room within said theatrical community center used for theatrical purposes shall provide for a capacity of less than 300 persons and shall meet all requirements of the municipal code. (*Chicago, Ill.*)

An enclosed space suitable for a variety of cultural arts performances, permanently available, and managed and promoted on a nonprofit basis; principal use of the space shall be for public performing arts presentations, although incidental use for private meetings, exhibits, and presentations shall be permitted. (*Miami, Fla.*)

A building used for theatrical or other cultural activities, open to the public or designated part of a public, nonprofit group or agency. (*Hot Springs, Ark.; Russellville, Ark.*)

■ **theme park** (See *amusement park*)

■ **thoroughfare** (See *street, thoroughfare*)

■ **thrift store** (See also *antique shop; consignment store; secondhand merchandise*) A profit or nonprofit business or organization that engages in or specializes in the sale or resale of previously owned or used goods and merchandise from an area greater than 25 percent of the total floor area devoted to retail sales and whose merchandise is donated or principally donated. A specialty retail store that sells used merchandise not donated for sale, including but not limited to used record stores, used book stores, used furniture stores, and sports trading card stores, shall not be considered a thrift store for the purpose of this ordinance. (*Glendale, Ariz.*)

A shop that deals primarily in second-hand wearing apparel. All such merchandise shall be displayed and stored in an enclosed building. (*Las Vegas, Nev.*)

An establishment primarily engaged in the sale of used clothing, household goods, furniture, or appliances. This classification does not include antique shops. (*Redondo Beach, Calif.*)

■ **tidal and submerged land** (See also *vegetated shallows*) That water-covered area affected by the influence of the tidal action and those lands that are always submerged beneath the water. (*Unalaska, Alaska*)

■ **tide, mean high** That mathematical height of tide at its highest level, of which 50 percent of all the most recent five-year tides are below and 50 percent above. (*Dewey Beach, Del.*)

■ **tide, mean low** That mathematical height of tide at its lowest level, of which 50 percent of all the most recent five-year tides are below and 50 percent are above. (*Dewey Beach, Del.*)

■ **tideland plat** A plat created for the purpose of subdividing or platting tidelands or submerged lands, or tidelands in conjunction with adjacent uplands. (*Unalaska, Alaska*)

■ **tidelands** Lands that are located between the lines of mean high tide and mean low tide. (*Imperial Beach, Calif.*)

■ **timber** (See also *forest products*) Any wood for which any useful articles may be made or which may be used to the advantage in any class of manufacture or construction. (*Lake County, Fla.*)

Trees of any species maintained for eventual harvest for forest product purposes, whether planted or of a natural growth, standing or down, on privately or publicly owned land, including Christmas trees but excluding nursery stock. (*Moorpark, Calif.*)

■ **timber growing** (See also *silviculture; tree farm*) The growing of trees for the production of timber. (*Multnomah County, Ore.*)

■ **timber harvesting** (See also *clear-cutting; forest industry; logging yard*) The cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for construction approved under this ordinance. (*Limington, Maine*)

The commercial cutting of timber. (*Campbell County, Va.*)

■ **time-share conversion** The conversion into a time-share project of any real property and the existing structure(s) attached thereto, which did not meet the definition of timeshare project prior to the date of such conversion, including, without limitation, the conversion into a time-share project of (a) any existing motel, hotel, or apartment building, bed and breakfast, country inn, and temporary lodging facilities, (b) any existing unit or units within an existing condominium or townhomes project, or (c) any dwelling unit or units within an existing planned development. (*Sedona, Ariz.*)

■ **time-share estate** A right of occupancy in a time-share project which is coupled with an estate in the real property. (*Monterey County, Calif.; Sedona, Ariz.*)

■ **time-share interval** A time-share estate or a time-share use or a time-share period. (*Sedona, Ariz.*)

■ **time-share project** A project in which a purchaser receives the right in

perpetuity, for life, or for a term of years to the recurrent, exclusive use or occupancy of a lot, parcel, unit, or segment of real property, annually or on some other periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided, or a project in which a license or contractual or membership right of occupancy is not coupled with an estate in the real property; except that a project in which such right to exclusive use or occupancy is available only for intervals of more than 30 days shall not be considered a time-share project. (*Scottsdale, Ariz.*)

■ **time-share unit** (See also *dwelling definitions*) The actual and promised accommodations, and related facilities that are the subject of a time-share plan. (*Kauai, Hawaii*)

Any multiple-family dwelling unit or hotel, which is owned, occupied, or possessed, under an ownership or use agreement among various persons for less than a 60-day period in any year for any occupant. (*Hawaii County, Hawaii*)

A facility comprised of two or more units in which the exclusive right of use, possession, or occupancy of dwelling units circulates among the various owners or lessees thereof in accordance with a fixed time schedule on a periodically recurring basis. (*Ephraim, Wisc.*)

That unit of real property and time in a time-share project where possession and use are allowed under a contract from seller to purchaser. (*Sedona, Ariz.*)

(A) A dwelling unit, lot, or parcel divided into periods of time under any arrangement, plan, scheme, or device; whether by membership, agreement, share, tenancy in common, sale, lease, deed, rental agreement, license, right-to-use agreement, or otherwise; where a purchaser, in exchange for consideration, receives a right to use the dwelling unit, lot, or parcel for a period of time less than a full year during any given year, but not necessarily for consecutive years, which extends for a period of more than three years; or (B) a dwelling unit, lot, or parcel created into interests sold under an agreement to be subse-

quently divided or created into interests for the purpose of sale or lease or other similar arrangement as set out in [local code], whether immediate or future, into 11 or more undivided interests or 11 or more other interests, or any other similar arrangement of interests in the dwelling unit, lot, or parcel. (*Deschutes County, Ore.*)

■ **time-share use** Any contractual right of exclusive occupancy created by a time-share instrument which does not fall within the definition of time-share estate (including, without limitation, a vacation license, club membership, general partnership interest, limited partnership interest, vacation bond, or beneficial interest in a trust) and the documents by which it is transferred. (*Sedona, Ariz.*)

A license or contractual or membership right of occupancy in a time-share project which is not coupled with an estate in the real property. (*Monterey County, Calif.*)

■ **time-sharing** Concept of property ownership involving either interval ownership or fractional fee interests as may be determined by the town council. "Time-sharing" shall not include a time-share license or use. (*Telluride, Colo.*)

■ **tire recycling** (See *recycling and tire processing site*)

■ **tire store** (See also *automobile parts/supply, retail*) A place where the principal business is the sale or installation of new, used, or retread tires and tubes. (*Glendale, Calif.*)

Any business where 100 or more new or used tires are collected, stored, maintained, altered, repaired, changed, prefabricated, or disposed. (*Chicago, Ill.*)

■ **tobacco specialty store** (See also *retail sales establishment, specialty*) A tobacco retailer whose business exclusively or primarily involves the sale of tobacco products and related goods. (*Elgin, Ill.*)

■ **toilet** (See also *bathroom*) A water closet, with a bowl and trap made in one piece, which is of such shape and form and which holds a sufficient quantity of water so that no fecal matter will collect on the surface of the bowl and which is equipped with a flushing rim or flushing rims. (*Waterloo, Iowa*)

■ **topographic map** A map showing all principal physical features of an area, including elevations. (*Handbook for Planning Commissioners in Missouri*)

■ **topography** (See also *natural feature*) The physical land surface relief describing the terrain elevation and slope. (*Intrastate 81 Corridor Council*)

In its broadest sense, topography includes land forms, water and other drainage features, and features such as gravel pits and mine tailings. A single feature (such as a mountain or valley) is called a topographic feature. (*United States Census Bureau*)

The configuration of a surface area showing relative elevations. (*Iowa State University Extension Service*)

The existing configuration of the earth's surface including the relative relief, elevations, and position of land features. (*Cecil County, Md.*)

■ **tot lot** (See also *play lot*) An improved and equipped play area for small children. (*Lake Elsinore, Calif.*)

■ **tourism** The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Level of tourism can be measured through changes in the transient occupancy tax or restaurant sales. (*California Planning Roundtable*)

■ **tourism-oriented** Applied as an adjective to businesses and commercial establishments, [the term] means those catering primarily to transient visitors staying on the island for two weeks or less. If an establishment could equally cater to either tourists or island residents, it is included within this definition. (*Hilton Head, S.C.*)

■ **tourist court** (See *court, tourist*)

■ **tourist home** (See also *bed-and-breakfast (B&B) inn*) An establishment used for dwelling purposes in which rooms, with or without meals, are offered to transient guests for compensation, including establishments known as bed-and-breakfasts. (*Jefferson, Mo.*)

A building in which not more than five guest rooms are used to provide or offer

overnight accommodations to transient guests for compensation. (*Garrett, Ind.*)

A licensed dwelling in which overnight accommodations are provided or offered for up to a maximum of seven transient guests for compensation. A tourist house shall not be considered an accessory use or as a home occupation. (*Concord Township, Pa.*)

A building, or part thereof, other than a motel or hotel, where sleeping accommodations are provided for transient guests, with or without meals, and which also serves as the residence of the operator. (*Boca Raton, Fla.*)

■ **tourist trolley** A motorized bus-type vehicle with rubberized tires designed to give the appearance of an old-fashioned rail trolley. (*Oak Park, Ill.*)

■ **tow service** Establishment that provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles. (*Miami, Fla.*)

The removing of a motor vehicle by towing, carrying, hauling, or pushing from public or private property when such vehicle has been ordered to be impounded to a public or private impound lot. This shall not include an automotive service use that has a tow truck and repairs vehicles on-site. (*Nashville and Davidson County, Tenn.*)

■ **tow truck** A motor vehicle that is equipped with mechanical or hydraulic lifting devices or winches capable of, and used for, the recovery and transport or both of wrecked, disabled, abandoned, used, or replacement vehicles. (*Milwaukee, Wisc.*)

■ **tow yard** An outdoor storage facility for the temporary storage of towed vehicles. (*Truckee, Calif.*)

■ **tower** (See also *telecommunications antenna; telecommunications tower*) A portion of a building that is higher than the remainder of the building, or a tall structure of small dimension separate from the building it accompanies such as the campanile of a church. (*Ocean Shores, Wash.*)

Any fabricated structure or device, including guy wires, used to support one or more antennas as defined herein and to maintain said antennas at the proper elevation. (*Lake Elsinore, Calif.*)

Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term encompasses personal wireless service facilities, radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers or personal communications services towers, alternative tower structures, and the like. (*Loveland, Colo.*)

A structure designed to support one or more reception/transmissions systems. This term includes but is not limited to a radio tower, television tower, telephone exchange/microwave relay tower, or cellular telephone transmission/personal communications systems tower. (*Milwaukee, Wisc.*)

Any ground- or roof-mounted pole, spire, structure, or combination thereof taller than 15 feet, including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an antenna, meteorological device, or similar apparatus above grade. (*Cudahy, Wisc.*)

■ **tower, derrick** A structure constructed of lattice steel and which is entirely self-supporting. (*Russellville, Ark.*)

■ **tower, guy-wired** A structure constructed of lattice steel and which is supported by guy wires extending at angles from the structure to ground anchors. (*Russellville, Ark.*)

■ **town** (See also *city; jurisdiction; hamlet; village*) A center that has an urban density (over 1,000 persons per square mile) and interrelated mixed uses. This term does not necessarily refer to the form of incorporation of a municipality. (*New Jersey State Plan*)

A form of municipal government. Also, the territory lying within the boundaries of such government. (*New York Planning Federation*)



town center

■ **town center** (See also *central business district; civic center*) A center that has a high investment in public facilities and services, several neighborhoods with a highly diverse housing stock, and a central core of retail, office, and community facilities. As described in the [state] plan, towns are [the state's] traditional centers of commerce and government. This term does not necessarily refer to the form of incorporation of a municipality. (*New Jersey Office of State Planning*)

An optional and accessory use to traditional neighborhood development that provides for larger scale commercial shopfront uses in buildings that front a plaza. The town center buildings shall surround the plaza on at least 35 percent of its perimeter. (*Gainesville, Fla.*)

A location within the city containing an orderly mix of land uses that meets the daily needs of area residents. This mix is intended to contain convenience retail, food services, personnel, and business service uses; community facilities including parks, schools, libraries, and places of worship; and residential uses of a density and location that would accommodate direct pedestrian linkages to the nonresidential facilities. These should be arranged in a manner that is focused around a central open space. (*Noblesville, Ind.*)

An area designated on the general plan as a village center or that has been rezoned with the application of the village center overlay zoning district. A village center designation is intended to create a mixture of land uses with pedestrian orientation, plazas, open spaces, and mass transit opportunities. (*Temecula, Calif.*)

■ **townhouse** (See also *dwelling definitions; rowhouse*) A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation. (*St. Paul, Minn.*)

A single dwelling unit in a townhouse group, located or capable of being located on a separate lot, and being separated from the adjoining dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit. (*Santa Rosa, Calif.*)

A single structure consisting of three or more dwelling units having one or more walls abutting with another dwelling and

designed to have all exits open directly to the outside. (*Hopkins, Minn.*)

A building on its own separate lot containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other townhouse dwelling units by at least one common wall. (*Burien, Wash.*)

A single structure consisting of not less than three or more than six dwelling units each, with no other dwelling or portion of other dwelling directly above or below, each dwelling unit of which having direct ground level access to the outdoors and connected to the other dwelling units by a single party wall with no opening. (*Mora, Minn.*)

A structure designed for or used exclusively for residence purposes of one family. The structure is attached to similar structures forming groups of four but not more than eight dwellings separated vertically by party walls. (*Rock Hall, Md.*)

Single-family attached unit in structures housing three or more dwelling units, contiguous to each other only by the sharing of one common bearing wall; such structures [are] to be of the townhouse or rowhouse type as contrasted to multiple-dwelling apartment structures. No single structure shall contain in excess of eight dwelling units and each dwelling unit shall have separate and individual front and rear entrances. (*Robbinsdale, Minn.*)



townhouse

■ **townhouse development** A subdivision consisting of attached dwelling units in conjunction with a separate lot or lots of common ownership, wherein each dwelling unit has at least one vertical wall extending from ground to roof dividing it from adjoining units, and each unit is separately owned, with the owner of such unit having title to the land on which it sits. (*Moorpark, Calif.*)

A subdivision containing at least three townhouse lots. (*Lancaster, Ohio*)

■ **townscape** The physical elements of the urban landscape and includes the natural setting, street patterns, water courses, and overall building placement, height, scale, color, wall types, and prominent views. (*Santa Fe, N.Mex.*)

■ **toxic/noxious substance** (See also **hazardous material**) Any solid, liquid, or gaseous matter including but not limited to gases, vapors, dusts, fumes, and mists containing properties that by chemical means are inherently harmful and likely to destroy life or impair health or capable of causing injury to the well-being of persons or damage to property. (*Schaumburg, Ill.*)

Material which is capable of causing detrimental effects to the physical or economic well-being of individuals, animals, or other living organisms. (*Hopkins, Minn.*)

Matter which is capable of causing injury or is in any way harmful to living organisms or is capable of causing detrimental effect upon the health [or] the physiological or social or economic well-being of human beings. (*Menasha, Wisc.*)

Offensive to the human senses. (*Mishawaka, Ind.*)

■ **tract** (See also **parcel**) An area, parcel, site, piece of land, or property which is the subject of a residential development action involving five lots or more. (*Lake Elsinore, Calif.*)

A lot, usually several acres in area. (*Concrete, Wash.*)

A unit, or contiguous units, of land under single ownership. (*Ashland, Ore.*)

All contiguous land and bodies of water being disturbed or to be disturbed as a

unit, regardless of ownership. (*Concord, N.C.*)

■ **tract area, gross** The area of land contained within the title lines of the tract. (*Willistown Township, Pa.*)

■ **tract house** A dwelling in a residential development containing houses similar in size and appearance. (*Lake Elsinore, Calif.*)

■ **tractor** Every motor vehicle designed and used primarily for drawing other vehicles, equipment, or implements of husbandry, and not so constructed as to carry any load thereon other than part of the weight of the load being drawn. (*El Paso, Tex.*)

Every motor vehicle having motive power designed or used for drawing other vehicles and not so constructed as to carry any load thereon, or designed or used for drawing other vehicles while carrying a portion of such other vehicles, or the load thereon, or both. (*Norton, Ohio*)

Any motor vehicle designed and used for drawing other vehicles and not so constructed as to carry any load thereon, either independently or as any part of the weight of a vehicle or load so drawn. (*State of Florida*)

■ **tractor, farm** Any motor vehicle designed and used primarily as a farm implement for drawing plows, mowing machines, and other implements of husbandry. (*State of Florida*)

Every self propelling vehicle designed or used for drawing other vehicles or wheeled machinery but having no provision for carrying loads independently of such other vehicles, and used principally for agricultural purposes. (*Norton, Ohio*)

■ **trade** (See also **retail**) Any buying, selling, or exchanging of property or services for profit. (*Hedwig Village, Tex.*)

■ **trade school** (See **educational facilities, vocational school**)

■ **traditional neighborhood development** (See also **neotraditional development; New Urbanism**) A development that exhibits several of the following characteristics: alleys, streets laid out in a grid system, buildings oriented to the street,

front porches on houses, pedestrian-orientation, compatible and mixed land uses, village squares and greens. (*Henderson, Nev.*)

A compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other. (*Muskego, Wis.*)

[A development that] offers a mixture of: housing types and prices; prominently sited civic or community building(s); and stores/offices/workplaces to provide a balanced mix of activities. Church and preschool/elementary school facilities are encouraged. A traditional neighborhood development has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. (*State of Georgia*)

Development based on human-scale design with concerns for walkability, increasing density, a mix of uses, and reducing automobile usage. (*North Carolina Department of Transportation*)

■ **traditional neighborhood district** A district that encourages mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. A traditional neighborhood district diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A traditional neighborhood district is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents. Its design adopts the urban conventions which were the norm in the United States from colonial times until the 1940s. (*Austin, Tex.*)

■ **traffic** Pedestrians, ridden or herded animals, vehicles, and other devices, either singly or together, while using any street or highway for purposes of travel. (*Norton, Ohio*)

■ **traffic, average daily** (See also **vehicle ridership, average**) The average number of vehicles using a traveled way for a 24-hour period determined by dividing the total number of vehicles for a stated period by the number of days in that time period. In

calculating vehicle trips, trucks with trailers shall be adjusted to a passenger car equivalent. (*San Juan Capistrano, Calif.*)

■ **traffic calming** A concept fundamentally concerned with reducing the adverse impact of motor vehicles on built-up areas. Usually involves reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment. (*University of Leeds, Institute for Transportation, UK*)

Reducing motorist speed, decreasing motor vehicle volumes, and increasing safety for pedestrians and nonmotorized vehicles. (*University of Hawaii at Manoa, Department of Urban and Regional Planning*)

The installation of speed humps, traffic circles, or similar devices intended to discourage speeding or to discourage through traffic. (*Beaverton, Ore.*)

Commentary: *Traffic calming involves a number of techniques and devices that we have not defined individually in this report. The reader is directed to PAS Report No. 456, Traffic Calming, by Cynthia Hoyle, for definitions and illustrations of such devices as semi-diverters, chokers, chicanes, neck-downs, and roundabouts.*

■ **traffic circle** (See **roundabout**)

■ **traffic control device** All signs, signals, parking meter instruction plates, markings, and devices not inconsistent with this chapter placed or erected by authority of a public body or official having jurisdiction, for the purpose of regulating, warning, or guiding traffic. (*Rochester, Minn.*)

All signs, signals, markings, and devices placed or erected by authority of a public body or official having jurisdiction, for the purpose of regulating, warning, or guiding traffic, including signs denoting names of streets and highways. (*Norton, Ohio*)

■ **traffic impact** An adverse traffic impact as represented by an increase in congestion, worsening of level of service, or reductions in safety and efficiency. (*DuPage County, Ill.*)

■ **traffic impact analysis** An analysis of the effect of traffic generated by a de-

velopment on the capacity, operations, and safety of the public street and highway system. (*DuPage County, Ill.*)

An analytical and informational document professionally prepared by a licensed professional traffic engineer or civil engineer in connection with a specific proposed land use application that forecasts, describes, and suggests ways of off-setting the traffic effects of the proposed new activities within a geographic area. (*Beaverton, Ore.*)

A study or analysis of how any use, plan or development will affect traffic in a surrounding area (*Monroe County, Ind..*)

A study that assesses the impacts of a proposed development on the existing and future multi-modal transportation network. The study must recommend mitigation measures for the anticipated impacts and must analyze the adequacy of the development's planned access points (*Clark County, Nev.*)

■ **traffic impact mitigation measure** Any measure or improvement taken by or required of the developer in order to lessen, abate, or reduce the traffic impact of the development on the public street and highway system. (*DuPage County, Ill.*)



traffic control device

■ **traffic island** (See also **street island**) A raised barrier, sometimes landscaped, located in a vehicle travel path for the purpose of directing circulation patterns. (*Lake Elsinore, Calif.*)

■ **traffic model** A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various nonresidential land uses. (*California Planning Roundtable*)

■ **traffic, peak period** The 6 a.m. through 10 a.m. period of time, inclusive Monday through Friday. (*San Juan Capistrano, Calif.*)

For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. (*California Planning Roundtable*)

■ **traffic signal** (See **traffic control device**)

■ **traffic zone** (See also **trip**) In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit. (*California Planning Roundtable*)

■ **trail** (See also **path, multi-use**) A way designed for and used by equestrians, pedestrians, and cyclists using non-motorized bicycles. (*Palm Desert, Calif.*)

A publicly owned or maintained trail/path system, including trailheads as defined in the parks and recreation master plan. Trailheads may include parking lots, drinking fountains, restrooms, and signage. (*Loveland, Colo.*)

■ **trail, feeder** An equestrian trail or bikeway not indicated on the city's general plan, but which connects to, directly or indirectly, such a general plan equestrian trail or bikeway. (*San Juan Capistrano, Calif.*)

■ **trailer** Any vehicle which is drawn by or used in connection with a motor vehicle

and which is so designed and constructed or added to by means of such accessories as to permit the use and occupancy thereof for human use or habitation, whether resting on wheels, jacks, or other foundations. It shall include the vehicle commonly known as a mobile home, containing completed electrical, plumbing, and sanitary facilities and be designed to be installed on a temporary or permanent foundation for permanent living quarters. (*Maynard, Mass.*)

A vehicle without motive power, designed to be towed by a passenger automobile but not designed for human oc-



trail

cupancy and which may include a utility trailer, boat trailer, horse trailer, or snowmobile trailer. (*Limington, Maine*)

A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupation, carrying materials, goods, or objects, or as a temporary office. (*Lake Elsinore, Calif.*)

■ **trailer, boat** A trailer used solely for transporting a boat. (*Dewey Beach, Del.*)

Boat and boat trailer shall include boats, floats, and rafts plus the normal equipment to transport the same on the highway. (*Trenton Township, Ohio*)

■ **trailer, construction** (See *construction field office, temporary*)

■ **trailer, folding tent** A folding structure mounted on wheels and designed for travel and vacation uses. (*Trenton Township, Ohio*)

■ **trailer, horse** A structure mounted on wheels used to transport animals and designed to be drawn by a motor vehicle. (*Trenton Township, Ohio*)

■ **trailer, pole** Every trailer or semi-trailer attached to the towing vehicle by means of a reach, pole, or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregular shaped loads such as poles, pipes, or structural members capable, generally, of sustaining themselves as beams between the supporting connections. (*Norton, Ohio*)

■ **trailer site** That portion of a trailer park set aside and designated for the occupancy of a trailer coach or mobile home including parking areas and other accessory buildings and structures such as awnings and cabanas. (*Charleston, Ill.*)

■ **trailer, travel** (See also *camper trailer*) A vehicular, portable structure built on a chassis, designed or used as a temporary dwelling for travel, recreational, and vacation uses. (*Trenton Township, Ohio*)

A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, and of such size or weight as not to require special highway movement permits when drawn by a motorized vehicle. (*Hedwig Village, Tex.*)

A portable vehicle on a chassis, not exceeding 36 feet in length or nine feet in width, which is designed to be used as a temporary dwelling during travel, recreational, and vacation uses, and which may be identified as a travel trailer by the manufacturer. Travel trailers generally contain sanitary, water, and electrical facilities. (*Beverly Hills, Calif.*)

■ **train** (See also *railroad definitions*) A steam engine, or an electric or other motor, with or without cars coupled thereto, operated by a railroad. (*Norton, Ohio*)

A steam engine or electric or other motor, with or without cars coupled thereto, operated upon rails, except a streetcar. (*State of Florida*)

■ **transfer of development rights (TDR)** (See also *purchase of development rights (PDR)*) The conveyance of develop-

ment rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recording of that conveyance among the land records of [the municipality]. (*Montgomery County, Md.*)

A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (*California Planning Roundtable*)

A certificate issued by [jurisdiction] development services which represents a unit of density derived from a TDR sending area parcel. Such rights may be (a) severed from the TDR sending area parcel and used in a TDR receiving area in accordance with the TDR receiving area regulations of the applicable jurisdiction; or (b) attached to a TDR sending area parcel when required. "Transfer" means the action of transferring credited development rights from a parcel or parcels in a TDR sending area to a parcel or parcels in a TDR receiving area by a deed of transfer. Transfer includes any intermediate transfers to or among transferees. (*Thurston County, Wash.*)

The removal of the right to develop or build, expressed in units per acre or floor area ratio, from one lot or parcel to another, or from a portion of a lot to another part of the same lot. (*Clarkdale, Ariz.*)

The conveyance of development rights by deed, easement, or other legal instrument authorized by local or state law to another parcel of land and the recording of that conveyance. (*Sandy, Ore.*)

A process by which development rights may be transferred from one parcel of land to another. (*Ocean City, Md.*)

■ **transfer of development rights (TDR) easement** A legal covenant that protects the subject land in perpetuity from development beyond any development rights reserved subject to the underlying zone at the time the covenant is signed and grants enforcement of the covenant to the county. (*Thurston County, Wash.*)

■ **transfer of development rights (TDR), receiving area** The area within which development rights transferred from a TDR sending area can be used. (*Thurston County, Wash.*)

In a TDR program, the designated zones to which development rights may be transferred from property in a sending area. (*Ocean City, Md.*)

An area designated by the ordinance as appropriate for development beyond the target density through the transfer of development rights. (*Concord, N.C.*)

■ **transfer of development rights (TDR), sending area** The area from which TDRs can be transferred. (*Thurston County, Wash.*)

In a TDR program, the designated zones from which development rights may be severed from property to be transferred to property in a receiving area. (*Ocean City, Md.*)

An area designated by this ordinance as a sending area appropriate for the conveyance of transferable development rights from the area. (*Concord, N.C.*)

■ **transfer station** (See *solid waste transfer facility*)

■ **transient person** Any visitor or person who owns, rents, or uses a lodging or dwelling unit, or portion thereof, for less than 180 days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by the visitor. This definition shall not apply to nonpaying guests of the family occupying the unit or to patients or clients in health care facilities, full-time students,

employees who receive room and/or board as part of their salary or compensation, military personnel, low-income renters receiving rental subsistence from state or federal governments whose rental periods are for durations shorter than 60 days, or lodging provided by nonprofit corporations or associations for religious, charitable, or education purposes, provided that no rental income is produced. (*Maui County, Hawaii*)

Any person who, either at his own expense or at the expense of another, obtains lodging or the use of any lodging space in any hotel for any period of less than 30 consecutive days. (*Sedona, Ariz.*)

■ **transit** (See also *paratransit; public transportation; subway*) The conveyance of persons or goods from one place to another by means of a local, public transportation system. (*California Planning Roundtable*)

Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus. (*Temple Terrace, Fla.*)

A system of high-speed mass transit operating on exclusive rights-of-way. (*Oakland, Calif.*)

■ **transit-dependent persons** [Those] persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit,

paratransit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws. (*California Planning Roundtable*)

■ **transit facility** The property, equipment, and improvements of whatever nature owned, used, constructed, maintained, controlled, or operated to provide mass transportation for passengers or to provide for the movement of people, including park-and-ride stations, transfer stations, parking lots, malls, and skyways. (*Concord, N.C.*)

■ **transit, light-rail** Street cars or trolley cars that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one- or two-car trains. (*California Planning Roundtable*)

■ **transit, marine** (See *ferry boat facility*)

■ **transit-oriented development (TOD)** Moderate and high-density housing concentrated in mixed-use developments located along transit routes. . . . The location, design, and mix of uses in a TOD emphasize pedestrian-oriented environments and encourage the use of public transportation. (*Community Green Line Planning Project, "Putting Neighborhoods on the Right Track," Chicago*)

A mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car. (*California Planning Roundtable*)

Moderate- or high-density housing concentrated in mixed-use developments that encourage the use of public transportation. (*Wisconsin Department of Natural Resources*)

A development of high-density mixed land use that uses a transit facility as a



transit-oriented development

focal point and thereby seeks to encourage the use of public transit. (*Chicago, Ill.*)

A form of development that maximizes investment in transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines; development in such areas is designed to make transit use as convenient as possible. (*Palo Alto, Calif.*)

■ **transit-oriented development area**

(1) The area within a one-quarter-mile radius of either public streets identified by [maps and ordinances] as having the location, mix of densities, mix of uses, and development patterns that can generate sufficient bus ridership to support a frequent and consistent level of bus service (as typified by a 10- to 15-minute frequency of service); or (2) existing and proposed trolley stops and major bus transfer centers that have been approved for development by the transit development board with identified, available funding. (*San Diego, Calif.*)

An area near a metro transit station, not located within a central business district, that has been designated as a transit station development area by an approved and adopted master plan or sector plan. (*Montgomery County, Md.*)

■ **transit, passenger** A commercial or public facility for the loading and unloading of passengers, luggage, and packages, including sales of fares, and which may include accessory restaurants, indoor commercial amusements, and retail sales, but not including airports. (*Concord, N.C.*)

■ **transit platform** That portion of the station directly adjacent to the tracks at which trains stop to load and unload passengers. (*Sacramento Regional Transit District*)

■ **transit, public** (See also *paratransit; public transportation; subway*) A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. (*California Planning Roundtable*)

■ **transit route** An existing or planned route for public intracity or intraurban transit service in the local or regional transportation plan or the plan of the relevant transit service provider. Does not

include temporary routes or routes which are planned to be replaced or relocated in the relevant plans. (*Oregon Chapter of APA*)

An existing or planned route for public service in the local or regional transportation plan. (*Deschutes County, Ore.*)

■ **transit shuttle** Transit service that travels over a short route or one that connects two transportation systems or centers. Frequently operated using a minibus or van. (*Sacramento Regional Transit District*)

A supplement to transit [which] improves circulation between locations of available parking supply and final downtown destination. (*Portland, Ore.*)

■ **transit station** (See also *public transit concourse; railroad passenger station; terminal definitions*) A building, structure, or area designed and used for persons changing transportation modes. (*Miami, Fla.*)

Land currently or eventually to be owned or leased by [the regional transit authority], on which facilities will be located related to a light rail transit station. The station site may include station platforms, park and ride lots, bus stops, and other similar facilities. (*Beaverton, Ore.*)

Any structure or transit facility that is primarily used, as part of a transit system, for the purpose of loading, unloading, or transferring passengers or accom-



transit station



public transit

modating the movement of passengers from one mode of transportation to another. (*Concord, N.C.*)

■ **transit stop** (See also *transportation facilities*) A facility located at selected points along transit routes for passenger pickup, drop off, or transfer, but excluding areas for vehicle repair or storage, which are defined as a public service facility, or bus stops or shelters. (*Loveland, Colo.*)

All real and personal property necessary or useful in rendering transit service by means of rail, bus, water, and any other mode of travel including, without limitation, tracks, rights-of-way, bridges, tunnels, subways, rolling stock for rail, motor vehicles, stations, terminals, areas for parking, and all equipment, fixtures,

buildings and structures, and services incidental to or required in connection with the performance of transit service. (*Concord, N.C.*)

Improvements and facilities at selected points along transit routes for passenger pickup, drop off, and waiting. Facilities and improvements may include shelters, benches, signs, structures, and other improvements to provide security, protection from the weather, and access to nearby services. (*Oregon Chapter of APA*)

■ **transit stop shelter** A small-scale covered waiting area for buses, taxis, and rail/mass transit stops. (*Truckee, Calif.*)

■ **transit-supportive use** (See also **transit-oriented development (TOD)**) Uses which reinforce the transit system and support ridership growth and, by their nature and location, promote pedestrian traffic to and from the use and transit facilities. (*Beaverton, Ore.*)

■ **transitional housing shelter** (See also **homeless shelter**) Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (*California Planning Roundtable*)

One main building, or portion thereof, on one zoning lot where persons who may or may not have access to traditional or permanent housing but are capable of living independently within a reasonable period of time, generally about 18 months, reside on a 24-hour-per-day basis for at least 30 days and participate in appropriate program activities designed to facilitate independent living. (*St. Paul, Minn.*)

A multifamily residential facility developed in an individual dwelling unit format that does not restrict occupancy to six months or less and that provides temporary accommodations to low- and moderate-income persons and families for periods of up to three years, and which also may provide meals, counseling, and other services, as well as common areas for residents of the facility. (*Santa Monica, Calif.*)

A community-based residential facility that provides short-term (120 days or less) room and board in a supervised living environment utilizing counseling and rehabilitation services for persons with a history of juvenile delinquency, behavioral disorders, alcoholism, or drug abuse. (*Tulsa, Okla.*)

A structure that contains one or more individual sleeping rooms, and where tenancy of all rooms may be arranged for periods of less than one month. The short-term housing facility may or may not have food preparation facilities, and shower or bath facilities may or may not be shared. The facility is managed by a public or nonprofit agency to provide short-term housing, with or without a fee. Examples include transitional housing and emergency shelter where individual rooms are provided. Where individual rooms are not provided, the facility may be a mass shelter. (*Portland, Ore.*)

■ **transitional use** (See **use, transitional**)

■ **transitional zone** (See also **buffer zone; lot, transitional**) Land that is in the process of changing from one predominant use to another, successional use or from one common social, economic, or ethnic characteristic to another; (2) land that acts as a buffer between uses of different density or intensity and compatibility. (*Martin County, Fla.*)

An area in the process of changing from one use to another or an area which functions as a buffer between land uses of different types or intensity. (*Minnetonka, Minn.*)

An area consisting of a lot, lots, or parts of lots, within any residential district, having side lot lines abutting a boundary of a commercial or industrial district, and extending not more than 100 feet from such boundary into the residential district. (*Multnomah County, Ore.*)

■ **transmission line** (See **electrical transmission line; utility lines**)

■ **transportation capacity** (See **street capacity**)

■ **transportation demand management (TDM)** (See also **buspool; carpool; congestion management plan; high-occupancy**

vehicle (HOV); ridesharing; vanpool) The implementation of programs, plans, or policies designed to encourage changes in individual travel behavior. TDM can include an emphasis on alternative travel modes to the single occupant vehicle such as carpools, vanpools, and transit, reduction or elimination of the number of vehicle trips, or shifts in the time of vehicle commutes to other than the peak period. (*Brea, Calif.*)

A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses, and trains, or walking and biking. TDM can be an element of transportation systems management. (*California Planning Roundtable*)

Programmatic strategies designed to make efficient use of the existing transportation system. Specifically, demand management strategies attempt to increase transit ridership, vehicle occupancy, walking, and bicycling, and to reduce the lengths of some trips, move them to off-peak hours, or eliminate them altogether. Implementation of demand management strategies can reduce dependence on the single-occupant vehicle, thereby reducing traffic congestion, vehicle emissions, and fuel consumption. (*1995 Update of the Metropolitan Transportation Plan for the Central Puget Sound Region, State of Washington*)

The alteration of travel behavior, usually on the part of commuters, through programs of incentives, services, and policies. TDM addresses alternatives to single-occupant vehicles such as carpooling and vanpooling, and changes in work schedules that move trips out of peak period or eliminate them altogether (as in the case of telecommuting or compressed work weeks). (*Hermosa Beach, Calif.*)

The implementation of any technique or method which seeks to or has been demonstrated as being successful in reducing the demand for travel or vehicle miles traveled. Recognized TDM methods in-

clude carpooling, transit (rail or bus), telecommuting, alternative workweeks, and similar techniques. (*San Juan Capistrano, Calif.*)

Alternative travel behavior, usually on the part of the commuters, through programs of incentives, services, and policies. The TDM facilities ordinance addresses alternatives to single-occupancy motor vehicles such as carpooling and vanpooling, telecommuting, and changes in work schedules that move trips out of the peak travel period or altogether eliminate them (as in the case of compressed workweeks). (*Moorpark, Calif.*)

Actions which are designed to change travel behavior in order to improve performance of transportation facilities and to reduce need for additional road capacity. Methods may include but are not limited to the alternative transportation modes, ridesharing and vanpool programs, and trip reduction regulations. (*Beaverton, Ore.*)

■ **transportation facilities** (See also **transit facility**) Individual modal or multimodal conveyances and terminals; within a corridor, facilities may be of local, regional, or statewide importance. Examples of facilities are highways, rail transit lines, transit stations, bicycle paths, airports, and sea or river ports. (*Oregon Department of Transportation*)

Any physical facility that moves or assists in the movement of people or goods which may include accessways, bicycle facilities, multi-use paths, pedestrian connections, or streets. This term does not include electricity, sewage, or water delivery systems. (*Beaverton, Ore.*)

■ **transportation management association (TMA)** (See also **transportation demand management (TDM)**) A group of two or more employers established under conditions, covenants, and restrictions provisions to provide a comprehensive and coordinated trip reduction program. (*San Juan Capistrano, Calif.*)

■ **transportation plan** That portion of the comprehensive plan adopted by the village board indicating the general location recommended for expressway, arterial, collector, and local thoroughfares

within the corporate limits of the village and unincorporated areas within the planning jurisdiction of the village. (*Glen Ellyn, Ill.*)

■ **transportation, public** (See **public transportation**)

■ **transportation systems** Networks of transportation links, services, and facilities which collectively are of statewide importance though these individual corridors, facilities, or services which make up the system may be of only local or regional significance. Examples include highways, rail, public transportation, aviation, and bicycle systems. (*Oregon Department of Transportation*)

■ **transportation systems management** A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation systems management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets. (*California Planning Roundtable*)

Any of several different operational or management strategies for reducing the peak-hour traffic demand generated by a development, including but not limited to carpooling, vanpooling, flex-time, staggered work hours, and mass transportation. (*DuPage County, Ill.*)

Techniques for increasing the efficiency, safety, capacity, or level of service of a transportation facility without increasing its size. Examples include but are not limited to traffic signal improvements, traffic control devices, medians, reduced parking, channelization, access management, and ramp metering. (*Beaverton, Ore.*)

■ **transportation systems, smart technology** (See also **intelligent vehicle highway system**) Transportation systems that include computer-based interactive management elements that provide information to motorists and/or are responsive to changing demands, maximizing the

efficiency of the existing system. (*New Jersey State Plan*)

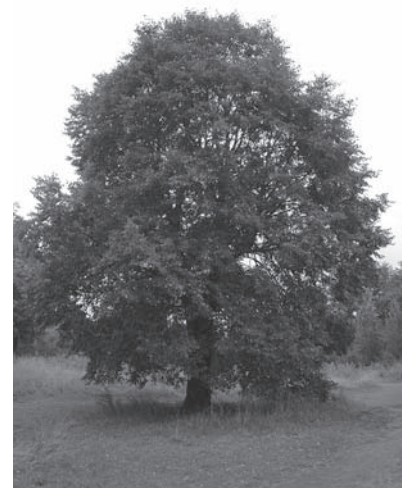
Technology that serves to enhance transportation mobility, conserve energy, protect the environment and improve safety. ITS technology includes electronic fare payment, continually updated traveler information and traffic signal controls. (*Southeast Michigan Council of Governments*)

■ **trash** (See **garbage; litter; refuse; rubbish; solid waste**)

■ **trash enclosure** (See **dumpster**)

■ **travel demand** (See also **trip generation**) The number of person trips taken during a given period in a specified geographic [??]

■ **tree** (See also **forest definitions**) A plant having at least one well-defined stem or trunk and normally attaining a mature height of at least 15 feet, with an average mature spread of 15 feet, and having a trunk that shall be kept clear of leaves and branches at least six feet above grade at maturity. (*Santa Monica, Calif.*)



tree

A woody perennial plant having one well-defined main stem or trunk which, when mature, is not less than six inches in diameter at a point 4.5 feet above surrounding grade. (*Clear Lake Shores, Tex.*)

Any woody plant that normally grows to a mature height greater than 20 feet and has a diameter of four inches or more at a point 4.5 feet above the ground. (*Newbury, N.H.*)

(1) Any self-supporting woody plant growing upon the earth that usually provides one main trunk and produces a more or less distinct and elevated head with many branches; or (2) any self-supporting woody plant, usually having a single woody trunk and a potential diameter at breast height of two inches or more. (Loveland, Colo.)

Any self-supporting woody plant of a species which grows at maturity to an overall height of a minimum of 10 feet, has a single trunk or multiple trunks which are, in combination, four inches in diameter, or has a circumference greater than 12 inches at a height of four and one-half feet above natural grade. (Sedona, Ariz.)

■ **tree bank** A fund established by a city to provide an opportunity to make a cash payment to the city in lieu of providing required landscape stock on a site. (Altamonte Springs, Fla.)

■ **tree caliper** The diameter of a tree measured four feet above finished grade. (Clarkdale, Ariz.)

The American Association of Nurserymen standard for trunk measurement of nursery stock, as measured at six inches above the ground for trees up to and including four-inch caliper size, and as measured at 12 inches above the ground for larger sizes. (Loveland, Colo.)

The thickness of trees measured in inches. A caliper measurement for trees shall be measured 12 inches above the soil line, or across the stump if the tree has been severed at less than 12 inches above the soil line. (Beaverton, Ore.)

The diameter of a tree trunk or the cumulative diameter of multiple trunks measured six inches above natural grade. (Sedona, Ariz.)

A standard trunk diameter measurement for trees taken six inches above ground for up to and including four-inch caliper size and twelve inches above ground for larger sizes. (Concord, N.C.)

■ **tree canopy** Any self-supporting woody plant of a species that normally achieves an overall height at maturity of 30 feet or more. (Nashville and Davidson County, Tenn.)



tree canopy

A deciduous tree whose mature height and branch structure provide foliage primarily on the upper half of the tree. The purpose of a canopy tree is to provide shade to adjacent ground areas. (Rockford, Mich.)

The area within the circumference of the drip line of a tree. (Sedona, Ariz.)

Area of the tree aboveground including the trunk and branches measured in mass or volume. (Beaverton, Ore.)

■ **tree, community** A healthy tree of at least 10 inches diameter at breast height located on developed, partially developed, or undeveloped land. Community trees are not those trees identified as significant, historic, street, or conditioned trees or trees within a significant natural resource area. (Beaverton, Ore.)

■ **tree conservation** Providing for optimum overall tree coverage and specific tree placement by a combination of retaining certain existing trees and planting new ones, as appropriate (in contrast to tree preservation). (Beaufort, S.C.)

■ **tree, crown cover** The area within the drip line or perimeter of the foliage of a tree. (Beaverton, Ore.)



evergreen tree

■ **tree, crown spread** The typical circumference of a tree at maturity. (Boulder, Colo.)

■ **tree, dead** A tree that is lifeless. Evidence of lifelessness may include unseasonable lack of foliage, brittle dry branches, or lack of any growth during the growing season. (Beaverton, Ore.)

■ **tree density factor** A number based on the basal area derived from the combination of the density of trees remaining on a site and the density of additional trees to be planted. (Nashville and Davidson County, Tenn.)

■ **tree diameter at breast height (DBH)** The diameter of a tree trunk in inches measured . . . at four and one-half feet above the ground. (Traverse City, Mich.)

The diameter of a tree trunk or the cumulative diameter of multiple trunks measured four and one-half feet above natural grade. (Sedona, Ariz.)

The diameter of the trunk of a tree measured at 54 inches above natural grade. (Beaverton, Ore.)

■ **tree, dominant** Trees with crowns extending above the general level of the crown cover and receiving full sunlight from above and partly from the side; larger than the average tree in the stand. (Maryland Department of Natural Resources)

■ **tree drip line** A line projected to the ground delineating the outermost extent of foliage in all directions. (Sandy, Ore.)

An imaginary vertical line extending downward from the outermost tips of the tree branches to the ground. (Traverse City, Mich.)

An imaginary line extending from the external boundary of a tree's canopy to the ground. (Sedona, Ariz.)

A line on the ground below the edge of the maximum overhead canopy of a tree. (Beaverton, Ore.)

■ **tree drip zone** The drip zone is the area measured from the trunk to the outside reaches of a tree's canopy. (Wayne County, Ohio)

■ **tree, evergreen** A plant species with foliage that persists and remains green year round. (Burien, Wash.)

■ **tree farm** (See also *nursery*) Any parcel of land used to raise or harvest trees for wood products such as lumber, posts and poles, fuel wood, and Christmas trees where forest products are sold on-site or transported to market. (*Loveland, Colo.*)

■ **tree, heritage** A tree planted by a group of citizens or by the city or county in commemoration of an event or in memory of a person figuring significantly in history. (*California Planning Roundtable*)

A designated tree that is unique and important to the community because of its species, age, size, location, and/or historical significance. (*Palo Alto, Calif.*)

■ **tree, landmark** A tree whose size, visual impact, or association with a historically significant structure or event have led the city or county to designate them as landmarks. (*California Planning Roundtable*)

Tree(s) designated by the city to be of historic significance based on their association with historic figures, properties, or the general growth and development of the city. (*Beaverton, Ore.*)

■ **tree, landscape** (See also *landscaping definitions*) A tree, other than a significant tree, historic tree, or tree within a significant natural resource area, that has been preserved or planted as a component of an approved landscaping plan. (*Beaverton, Ore.*)

■ **tree, mature** Any tree with a trunk with a diameter of 10 inches or more, measured 24 inches above existing grade. (*Newport Beach, Calif.*)

■ **tree ordinance** A public law developed to organize a municipal urban forestry program, formulate a tree commission, and control the planting, removal, and care of public or private trees. (*Louisiana State University*)

■ **tree preservation** (1) Retaining an existing tree on site. (2) An orientation to provide for maximum tree coverage on site by retaining existing trees, especially those of high value, rather than by replanting or a combination (in contrast to tree conservation). (*Beaufort, S.C.*)

■ **tree, prohibited** Any tree that, by the nature of its fruit, root system, brittle-

ness of wood, or susceptibility to disease, is not allowed as a replacement tree. (*Nashville and Davidson County, Tenn.*)

■ **tree protection** Measures taken, such as but not limited to temporary fencing and the use of tree wells, to protect existing trees from damage or loss during and after project construction. (*Martin County, Fla.*)

■ **tree protection zone** An area surrounding the base of a tree, generally circular in shape, within which neither construction activity nor physical development is permitted. (*Beaufort, S.C.*)

The area around a tree corresponding to the drip line or 10 feet in all directions from the trunk. (*Hilton Head Island, S.C.*)

■ **tree pruning** An operation performed on a tree for the removal of any branches, alive, diseased, or dead, in order to prevent or suppress diseases or to balance or shape the tree for any reason whatsoever. (*Lincoln, Nebr.*)

■ **tree pruning, major** Removal of greater than 20 percent of the tree's canopy or disturbance of over 10 percent of the root system. (*Beaverton, Ore.*)

■ **tree pruning, minor** Removal of between 5 percent and up to and including 20 percent of the tree's canopy or disturbance of 10 percent or less of the root system. (*Beaverton, Ore.*)

■ **tree, public** Any tree located on city-owned or controlled property including parks, street rights-of-way, parkways, etc. (*Wildwood, Mo.*)

■ **tree removal** (See also *land clearing*) The destruction of any tree by cutting, girdling, interfering with the water supply, applying chemicals, or regrading around the base of the trunk. (*Contra Costa County, Calif.*)

The partial or complete removal of a tree by digging up, cutting, pushing, pulling down, or damaging the tree to permanently alter or destroy it. (*Sedona, Ariz.*)

The removal, felling, or destruction of 50 percent or more of a tree, but does not include trimming branches for tree maintenance purposes. (*Portland, Ore.*)

■ **tree, replacement** Those trees required to be planted based on the difference between the required tree density factor and the actual tree density factor following all approved tree removal. (*Nashville and Davidson County, Tenn.*)

■ **tree root zone** Area of the ground around the base of the tree measured from the trunk to five feet beyond the outer base of the branching system. (*Beaverton, Ore.*)

That area of a tree in which the majority of a tree's roots lie. Often 95 percent of those roots are found in the upper 12 to 18 inches of soil and the majority of the roots supplying nutrients and water are found just below the soil surface. The total amount of a tree's roots is generally proportional to the volume of the tree's canopy and, if the roots only penetrate a thin soil layer, they must spread far from the tree and beyond the canopy. (*Wayne County, Ohio*)

A circular area surrounding a tree, the radius of which is measured outward from the trunk of a tree one foot for each one inch of diameter at breast height. The critical root zone shall also extend to a depth of four feet below the natural surface ground level. (*Traverse City, Mich.*)

■ **tree, sapling** A live tree of commercially valuable species between one and 4.4 inches in diameter at breast height. (*Maine Department of Conservation*)

■ **tree save area** An area composed of closely grouped trees designated for preservation. (*Beaufort, S.C.*)

■ **tree, seedling** A live tree of commercially valuable species less than one inch in diameter at breast height and at least six inches tall. (*Maine Department of Conservation*)

■ **tree, shade** A woody plant, usually deciduous, that normally grows with one main trunk and has a canopy that screens and filters the sun in the summer and winter, respectively. (*Delaware County, Pa.*)

■ **tree, significant** Trees that are (1) six inches or greater in diameter at breast height; (2) in good health; and (3) of preferred species: (a) evergreen; (b) deciduous; (c) other such as trees with signifi-

cant visual impact on the surrounding area or landmark trees. (*Redmond, Wash.*)

Trees that are healthy, measure a minimum of eight inches in diameter at a distance of 54 inches above ground, and are a minimum of four inches in diameter for conifers. (*Plymouth, Minn.*)

An existing healthy tree which, when measured four feet above grade, has a minimum diameter of eight inches for evergreen trees, or 12 inches for deciduous trees. (*Burien, Wash.*)

Any tree with a diameter at breast height of six inches or more. (*Loveland, Colo.*)

■ **tree, solar-friendly** A tree which the director has determined does not cause significant winter shade due to foliar period and branch structure. The director shall maintain a list of generally recognized solar friendly trees. (*Beaverton, Ore.*)

■ **tree, specimen** A tree of at least 36 inch box size. (*Lake Elsinore, Calif.*)

■ **tree, standard** A tree with a minimum caliper of three inches (measured one foot aboveground), 10 to 12 feet high, of a deciduous or evergreen variety which is normally capable of attaining a 25-foot overall spread when the plant is 20 years old. (*Glen Ellyn, Ill.*)

■ **tree, street** A tree that is currently located or proposed for planting along streets or highways. Such tree can be located on private property or on publicly

held land. Street trees are typically planted in a linear fashion and provide spatial enclosure as well as other technical and aesthetic benefits. (*Wildwood, Mo.*)

Trees, shrubs, bushes, and all other woody vegetation on land lying between the property lines on either side of all streets, avenues, or ways within a city/village. (*State of Nebraska*)

Trees strategically planted—usually in parkway strips, medians, or along streets—to enhance the visual quality of a street. (*California Planning Roundtable*)

Any tree located within the public or private right-of-way or easement for vehicular access, or associated public utility easements. (*Beaverton, Ore.*)

■ **tree, street tree plan** A comprehensive plan for all trees on public streets that sets goals for solar access and standards for species selection, maintenance, and replacement criteria. The plan also addresses planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems. (*California Planning Roundtable*)

■ **tree, street tree planting area** The area of a development site that lies between the street right-of-way line and the edge of the street curb parallel to the street. This land is publicly owned but is often used for street tree planting and maintenance. (*Louisiana State University*)

■ **trees, stand of** (See also *orchard*) A contiguous grouping of grand trees that has been determined to be of exceptional value. Determination is based on the following criteria: a relatively mature even-aged stand, a stand with a purity of species composition or of a rare or unusual nature, a stand with historical significance, and a stand with exceptional aesthetic beauty. (*Wildwood, Mo.*)

■ **trip** A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one production end (or origin—often from home, but not always) and one attraction end (destination). (*California Planning Roundtable*)

■ **trip, daily** Travel from an origin to a destination by a vehicle during a 24-hour period. (*San Juan Capistrano, Calif.*)

■ **trip end** The total of all motor vehicle trips entering plus all motor vehicle trips leaving a designated land use or building over a given period of time. (*Traverse City, Mich.*)

The origin or destination of a trip. Each trip has two ends which constitute a two-direction vehicle movement at the origin or destination of the trip. (*Temple Terrace, Fla.*)

■ **trip generation** (See also *travel demand*) The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes. (*California Planning Roundtable*)

The total number of trip ends produced by a specific land use or activity. (*Temple Terrace, Fla.*)

■ **trip, origin or destination survey** A survey designed to measure the purpose and movement of vehicular traffic. It can be used to gather information on trip purposes, define lines, rate of flow, and interval demands, and suggest what streets and highways would best serve the requirements of the driving public. (*Handbook for Planning Commissioners in Missouri*)

■ **trip reduction** (See also *transportation demand management*) Reduction in the number of work-related trips made by single occupant vehicles. (*Hermosa Beach, Calif.*)

■ **triplex** (See also *duplex; dwelling definitions*) A building containing three individual dwellings. Accessory dwelling units are not included in this definition. (*Durham, N.C.*)

A detached residential structure containing three and only three dwelling units, designed for occupancy by not more than



street tree

three families living independently of each other. (*Duluth, Ga.*)

A building designed exclusively for or occupied exclusively by no more than three families living independently of each other in three separate dwelling units. (*St. Paul, Minn.*)

A building designed as a single structure, containing three separate living and housekeeping units, each of which is designed to be occupied as a separate permanent residence for one family. (*Santa Rosa, Calif.*)

A dwelling containing three dwelling units, each of which has direct access to the outside or to a common wall. (*Lake Elsinore, Calif.*)

■ **truck** Every motor vehicle, except trailers and semitrailers, designed and used to carry property. (*Norton, Ohio*)

■ **truck, heavy** Trucks, including truck tractors, and similar vehicles with two or more rear axles. (*Portland, Ore.*)

Any truck exceeding a gross vehicle weight rating of 18,500 pounds or any

reas. (*California Planning Roundtable*)

■ **truck stop** A facility intended to provide services to the trucking industry, including but not limited to the following activities: dispensing of fuel, repair shops, automated washes, restaurants, and motels; all as part of the facility. (*Temecula, Calif.*)

A site in excess of two acres providing specialized facilities for retail fueling services for large trucks; the site may include related facilities including but not limited to restaurants and overnight parking. (*Bernalillo County, N.Mex.*)

Any retail establishment that is greater than 3,500 square feet in gross floor area which offers for sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods for off-site consumption. A gasoline or service station may be an accessory use to a truck stop. (*Hot Springs, Ark.*)

An establishment engaged primarily in the fueling, servicing, repair, or parking of tractor trucks or similar heavy commer-

■ **truck terminal** (See *terminal, truck*)

■ **turning circle** (See also *street, cul-de-sac*) A street segment forming a circle at the closed end of a cul-de-sac street, with a curve radius of 100 feet as measured to the outside line of the right-of-way. (*Gorham, Maine*)



truck stop

truck-tractor or semitrailer. (*Loveland, Colo.*)

■ **truck, light** Trucks and similar vehicles with single rear axles and single rear wheels. (*Portland, Ore.*)

■ **truck, medium** Trucks and similar vehicles, other than truck tractors, with single rear axles and dual rear wheels. (*Portland, Ore.*)

■ **truck route** A path of circulation required for all vehicles exceeding set weight or axle limits; a truck route follows major arterials through commercial or industrial areas and avoids sensitive ar-

cial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include overnight accommodations, showers, or restaurant facilities primarily for the use of truck crews. (*Loveland, Colo.*)

Any area of land, with adequate parking, maneuvering, and access for at least three combination tractor trailer vehicles, that may provide for retail sale of diesel fuel and gasoline, restaurant facilities, sleeping quarters, and minor repair facilities. (*Campbell County, Va.*)

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■ **ultralight vehicle** (See also *aircraft*)

An unpowered or powered ultralight vehicle is one that is used or intended to be used for manned operation in the air by occupant(s) for sport or recreation. Ultralight aircraft do not have any United States or foreign airworthiness certificate. They weigh less than 254 pounds empty weight and have a fuel capacity not exceeding five U.S. gallons. If powered such vehicles are capable of not more than 55 knots calibrated airspeed at full power in level flight. (*Trenton Township, Ohio*)

■ **unbuildable area** (See also *buildable area*) An area in which a structure could not be built as a permitted use under existing development standards for the area. (*Deschutes County, Ore.*)

Specific areas where topographic, geologic, or surficial soil conditions indicate a significant danger to future occupants and a liability to the city or county and are so designated by the city or county. (*California Planning Roundtable*)

An area that cannot be used practicably for a habitable structure because of natural conditions such as slopes exceeding 20 percent in a direction greater than 45 degrees east or west of true south, severe topographic relief, water bodies, or conditions that isolate one portion of a property under another portion so that access is not practicable to the unbuildable portion; or manmade conditions such as existing development restrictions that prohibit development of a given area of a lot by law or private agreement; or existence or absence of easements or access rights that prevent development of a given area. (*Clark County, Wash.*)

■ **underground facilities** (See *utilities, underground placement of*)

■ **underground storage tank** Any one of a combination of tanks, including underground pipes connected thereto, which is used to contain an accumulation of regulated substances and the volume of which (including the volume of under-

ground pipes connected thereto) is 10 percent or more beneath the surface of the ground. Flow-through process tanks are excluded from the definition of underground storage tanks. (*Troy, Ohio*)

■ **underlying zoning district** (See *base zoning district*)

■ **undevelopable land** (See also *developable land*) An area that cannot be used practicably for a habitable structure, because of natural conditions, such as slopes exceeding 20 percent in a direction greater than 45 degrees east and west of true south, severe topographic relief, water bodies, or conditions that isolate one portion of a property from another portion so that access is not practicable to the unbuildable portion; or man-made conditions, such as existing development which isolates a portion of the site and prevents its further development; setbacks or development restrictions that prohibit development of a given area of a lot by law or private agreement; or existence or absence of easements or access rights that prevent development of a given area. (*Beaverton, Ore.*)

■ **undeveloped land** (See also *developed property*) Land in its natural state. (*Temecula, Calif.*)

Land in its natural state before development. (*Lake Elsinore, Calif.*)

■ **undue hardship** (See also *hardship*) (A) That the land in question cannot yield a reasonable return unless a variance is granted; (B) that the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; (C) that the granting of a variance will not alter the essential character of the locality; and (D) that the hardship is not the result of action taken by the applicant or a prior owner. (*Limington, Maine*)

As used in connection with the granting of a variance, [the term] means that (a) the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner, and (c) the variance, if granted, will not alter the essential char-

acter of the locality. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of this code. Undue hardship also includes but is not limited to inadequate access to direct sunlight for solar energy systems. (*Robbinsdale, Minn.*)

Circumstance where special conditions, which were not self-created, affect a particular property and make strict conformity with the restrictions governing area, setbacks, frontage, height, or density unnecessarily burdensome or unreasonable in light of the purposes of this ordinance. (*Ephraim, Wisc.*)

The circumstance where special conditions, which were not self-created, affect a particular property and make strict conformity with the restrictions governing dimensional standards (such as lot area, lot width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of this code. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property. (*Cudahy, Wisc.*)

■ **unified development code** (See also *zoning code*) The combining of development regulation and procedures, including but not limited to zoning and subdivision codes, sign and floodplain regulations, historic preservation provisions, administrative and hearings procedures, and commission bylaws, into a single unified code. (*American Planning Association*)

A land-use ordinance that combines the provisions of ordinarily separate zoning and subdivision ordinances. (*Environmental Law Institute*)

A land development code that includes subdivision, site planning, and zoning controls all in one document. (*Albuquerque, N Mex.*)

■ **unnecessary hardship** (See *hardship*)

■ **unrelated individuals** (See also *family*) Two or more individuals who are not related by blood, marriage, or adoption. "[R]elated by blood" shall mean whole or half relation between a common ancestor

or descendant, brother or sister, uncle or aunt, niece or nephew, or first cousin. (Mankato, Minn.)

■ **upholstering shop** A business that repairs and replaces upholstery to household and office furnishings; does not include motor vehicle upholstery or repair. (Hermosa Beach, Calif.)

■ **upzoning** (See also *cumulative zoning; downzoning*) Changing the zoning designation of an area to allow so-called less restrictive uses (e.g., from residential to commercial) or allowing higher densities. Its opposite is downzoning. (American Planning Association)

A change in the zoning for a particular area that results in higher residential densities. For example, a change from a zoning ordinance that requires 100 acres per dwelling to an ordinance that requires 25 acres per dwelling is an upzoning. (American Farmland Trust)

The reclassification of land from a residential to a nonresidential zoning district, or to a zoning district which permits greater density or intensity than the current zoning classification of the property. (Concord, N.C.)

To change the zoning of a tract or parcel of land from a lesser to greater intensity of usage. (Austin, Tex.)

Changing the zoning designation of an area to allow higher densities or less restrictive use. (Wisconsin Department of Natural Resources)

A change in zoning allowing more intensive development. More intensive development is indicated by an increase in density, a broadened range of authorized uses, an increased floor area ratio, a shift from residential to commercial development, or a shift from commercial to industrial development. (Rochester, Minn.)

■ **urban** Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, as well as the availability of public services required for that development, specifically central water



urban

and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be nonurban or rural. (California Planning Roundtable)

All population and territory within the boundaries of urbanized areas and the urban portion of places outside of urbanized area that have a decennial census population of 2,500 or more. (United States Census Bureau)

An area used intensively for residential, urban recreational, or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes. (Temple Terrace, Fla.)

■ **urban center** (See also *central business district; town center*) An [area] of statewide importance; a large settlement that has a high intensity of population and mixed land uses, including industrial, commercial, residential, and cultural uses; the historical focus for growth in the major urban areas of [the state]. (New Jersey State Plan)

■ **urban design** The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture. (California Planning Roundtable)

The process of giving form to ensembles of structures, to whole neighborhoods, or to the city at least. Urban design is a blending of architecture and city planning in an effort to make an urban area comprehensive, functional, and aesthetic through the articulation of its parts. (Prince George's County, Md.)

■ **urban district** The territory contiguous to and including any street or highway which is built up with structures devoted to business, industry, or dwelling houses situated at intervals of less than 100 feet for a distance of a quarter of a mile or more, and the character of such territory is indicated by official traffic control devices. (Norton, Ohio)

Residential, commercial, or industrial land use in areas where urban services are available. (California Planning Roundtable)

Land used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt areas. (Temple Terrace, Fla.)

■ **urban fringe** (See also *exurban area*) Land at the edge of an urban area usually made up of mixed agricultural and urban land uses. This is probably the most critical area within an urban area and requires adequate controls wisely administered by a coordinated effort of city and county officials. (Iowa State University Extension Services)

Surrounding the core area is the fringe, containing uses in different proportions, and at a lesser density. Higher density residential uses are intended to comprise a greater proportion of the total development in the fringe than in the core, with lower densities in the fringe. (*Aurora, Colo.*)

The closely settled territory adjacent to the central place(s) of an urbanized area. The census blocks that constitute the urban fringe generally have an overall population density of at least 1,000 people per square mile of land area. (*United States Census Bureau*)

■ **urban growth** Development that makes intensive use of land for the location of buildings, other structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, fiber, or other agricultural products, or the extraction of mineral resources and that, when allowed to spread over wide areas, typically requires urban services. (*Growing Smart Legislative Guidebook*)

■ **urban growth area (UGA)** (*See also growth management*) An area delineated in an adopted regional or county comprehensive plan [in accordance with goals, policies, and guidelines in the state land development plan], prepared pursuant to [ordinance or law section] within which urban development is encouraged by delineation of the area, compatible future land-use designations, and implementing actions in a local comprehensive plan, and outside of which urban development is discouraged. An urban growth area shall allow existing or proposed land uses at minimum densities and intensities sufficient to permit urban growth that is projected for the region or county for the succeeding 20-year period and existing or proposed urban services to adequately support that urban growth. (*Growing Smart Legislative Guidebook*)

A line separating urban and rural areas, representing a predesignated limit to urban development and usually designed to protect open space, resource lands, or other natural amenities. It is important that areas needing protection are found within and outside the UGA. A growth

boundary usually defines the limit within which the full range of urban services will be provided. No such services are provided beyond the growth boundary. The purpose is to promote compact urban development within and adjacent to existing urban areas so as to ensure efficient utilization of land resources and to facilitate the economic provision of urban services. (*Washington State Department of Community Development*)

■ **urban growth boundary (UGB)** (*See also growth management*) A perimeter drawn around an urban growth area. (*APA's Growing Smart Legislative Guidebook*)

The boundary or line marking the limit between the urban growth areas and other areas such as rural and resource areas where urban growth is not encouraged, as designated by the county in consultation with cities, under the requirements of [state law]. (*King County, Wash.*)

Urban growth boundaries provide for an orderly and efficient transition from rural to urban land use. Urban growth boundaries shall be established to identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors: (1) demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC (Land Conservation and Development Commission) goals; (2) need for housing, employment opportunities, and livability; (3) orderly and economic provision for public facilities and services; (4) maximum efficiency of land uses within and on the fringe of the existing urban area; (5) environmental, energy, economic, and social consequences; (6) retention of agricultural land with four levels of priority; (7) compatibility of the proposed urban uses with nearby agricultural activities. (*Oregon's Statewide Planning Goals*)

A boundary, sometimes parcel-specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging urban sprawl by containing urban development during a specified period, and its

location may be modified over time. (*California Planning Roundtable*)

■ **urban landscape** (*See townscape*)

■ **urban renewal** (*See also revitalization*)

A governmental program generally aimed at the renovation of blighted urban areas, using public expenditures for replacing lesser economic uses with higher or more profitable uses. (*Handbook for Planning Commissioners in Missouri*)

■ **urban reserve** An area outside of an urban service area but within an urban growth boundary, in which future development and extension of municipal services are contemplated but not imminent. (*California Planning Roundtable*)

■ **urban service area (USA)** (*See also urban growth area (UGA); urban growth boundary (UGB)*) A defined area, not always coincidental with a municipality's corporate boundaries, that defines the geographical limits of government-supplied public facilities and services. (*Elbert County, Colo.*)

(1) An area in which urban services will be provided and outside of which such services will not be extended. (2) Developed, undeveloped, or agricultural land, either incorporated or unincorporated, within the sphere of influence of a city, which is served or will be served during the first five years of an adopted capital improvement program by urban facilities, utilities, and services. (*State of California*)

■ **urban services** (*See also community facility; utilities*)

Those activities, facilities, and utilities that are provided to urban-level densities and intensities to meet public demand or need and that, together, are not normally associated with nonurban areas. Urban services may include, but are not limited to: the provision of sanitary sewers and the collection and treatment of sewage; the provision of water lines and the pumping and treatment of water; fire protection; parks, recreation, and open space; streets and roads; mass transit; and other activities, facilities, and utilities of an urban nature, such as stormwater management or flood control. (*Growing Smart Legislative Guidebook*)

Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area. (*California Planning Roundtable*)

Any services offered by a municipality, either directly or by contract, to any of its present residents. (*Temple Terrace, Fla.*)

The term includes the following services and facilities: a public sanitary and storm sewer system, a public water supply, a street system, police and fire protection, public schools, public parks, and library service. (*Beaverton, Ore.*)

■ use

Commentary: We have opted to list here only those uses that we consider to be administrative. Actual land uses (e.g., accessory use, institutional use, etc.) are listed under the name of the use.

Any purpose for which a lot, building, or other structure or a tract of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a tract of land. (*Jefferson County, Colo.*)

The conduct of an activity or the performance of a function or operation, on a site or in a building or facility. (*Blue Springs, Mo.*)

Any functional, social, or technological activity that is imposed or applied to land or to structures on the land. (*Pine Bluff, Ark.*)

The employment or occupation of a building, structure, or land for a person's service, benefit, or enjoyment. (*Carmel, Ind.*)

The activity occurring on a lot or parcel for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied, including all accessory uses. (*North Liberty, Iowa*)

■ **use, administrative** A use permitted after receiving an administrative occupancy permit from the department of planning and development. Application for said permit shall be made on forms provided by the department. An admin-

istrative occupancy permit shall be granted by the department if the proposed use conforms to all applicable provisions of this chapter. (*Danville, Ill.*)

■ **use category** A group of similar use types that are associated with each other to such an extent that they perform a specific land-use function. Use categories are: civic, commercial, essential public facilities, office/business, industrial, residential, resource, and utilities. (*Edgewood, Wash.*)

■ **use, change of** Substitution of one thing for another specifically regarding use of land or use of a building. (*Sioux Falls, S.Dak.*)

Any alteration in the primary use of a lot for zoning purposes that may entail the need for additional parking or loading facilities. (*Columbus, Ohio*)

A change from one category in the land use table to another or the addition of a new category of use to an existing use. (*Limington, Maine*)

The change within the classified use of a structure or premise. (*North Liberty, Iowa*)

Whenever a redevelopment project proposes to replace all, or part of, an existing principal use with a use that is outside the three-digit group number classification, as set forth in the first edition of the Standard Industrial Classification Manual, as amended and published by the U.S. Department of Commerce. (*Loveland, Colo.*)

The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including a change of ownership, tenancy, or management where the previous nature of the use, line of business, or other function is substantially unchanged. (*Santa Rosa, Calif.*)

■ **use, compatible** (See also **compatibility; land-use compatibility**) A compatible use is a property, use, or service which is capable of direct association with certain other uses because it is complementary, congruous, or otherwise not detrimental. (*Normal, Ill.*)

■ **use, conditional** A use or occupancy of a structure, or a use of land, permitted

only upon issuance of a conditional use permit and subject to the limitations and conditions specified therein. (*Belmont, Calif.*)

A use which, because of special problems of control the use presents, requires reasonable, but special, unusual, or extraordinary limitations peculiar to the use for the protection of the public welfare and the integrity of the municipal land-use plan. (*Maple Grove, Minn.*)

A use that, because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the commission and granting of conditional use approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity. Conditional uses are issued for uses of land and may be transferable from one owner of the land to another. (*Boise City, Idaho*)

A use of property that may be permitted only by conditional use permit and which use must comply with all terms and conditions of the permit. (*Santa Rosa, Calif.*)

A use which because of characteristics peculiar to it, or because of size, technological processes, or type of equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities may reduce the imposition of special controls. Such control is imposed to ensure that the particular use at the particular site on which such use is proposed to be located is compatible with other existing or permitted uses surrounding the site. (*San Juan Capistrano, Calif.*)

■ **use, conforming** Any use of a structure or land that is a permitted or approved provisional or special use in the district in which the structure or land is situated and which conforms to the regulations of that district and all other regulations of this chapter. (*Champaign, Ill.*)

Any building or structure which: (a) complies with all the regulations of this ordinance or of any amendment hereto governing bulk for the zoning district in which such building or structure is located; or (b) is designed or intended for a conforming use. (*Gurnee, Ill.*)

A building, or other structure, that is designed or intended for a conforming use and that complies with all the regulations of this title, or of any amendment hereto, governing use, lot size, building bulk, and off-street parking and loading for the zoning district in which such building or structure is located. (*Wheeling, Ill.*)

The change within the classified use of a structure or premise. (*North Liberty, Iowa*)

The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including a change of ownership, tenancy, or management where the previous nature of the use, line of business, or other function is substantially unchanged. (*Santa Rosa, Calif.*)

A change from one category in the land use table to another or the addition of a new category of use to an existing use. (*Limington, Maine*)

■ **use, discontinued** A use that is interrupted or in which there is a break in continuity regardless of the intent of the owner or operator. (*Island County, Wash.*)

■ **use, essential** That use for the preservation or promotion of which the use district was created and to which all other permitted uses are subordinate. (*Richland, Wash.*)

■ **use, existing** The use of a lot or structure at the time of the enactment of a zoning ordinance. (*Siskiyou County, Calif.*)

■ **use, illegal** An activity or facility that does not enjoy a legal conforming or legal nonconforming status, as defined in the zoning regulations. A minor illegal use is an illegal use that can be legalized by any means other than by major variance. (*Oakland, Calif.*)

■ **use inauguration** The implementation of a use on a parcel or occupancy of a building, or construction of substantial site improvements after a building permit has been issued. (*Rancho Mirage, Calif.*)

■ **use, incompatible** (See also *compatibility; land-use compatibility*) A use or service that is incapable of direct association with certain other uses because it is

contradictory, incongruous, or discordant. (*Gurnee, Ill.*)

■ **use, intensification of** (See also *intensity*) A change in the use of a structure or site, where the new use is required by [local code] to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generates more activity on the site. (*Rancho Mirage, Calif.*)

■ **use, legal nonconforming** Areas lawfully occupied by a building or land use at the time this title or amendments thereto take effect, and which does not conform with the use regulations of the district in which it is located. (*Clark County, Nev.*)

■ **use, limited** A use which is generally compatible with permitted uses in a given zoning district, but has operating or physical characteristics that require certain conditions be placed on the use. (*Milwaukee, Wisc.*)

■ **use, new** Any purpose for which land or premises, or a building or structure thereon, is improved, occupied, utilized, built, or constructed for said purpose, which has not before existed on said land or premises, or any purpose for which a building or structure is rebuilt or reconstructed for more than 60 percent of its then assessed value. (*Livermore, Calif.*)

■ **use, nonconforming** A use that was valid when brought into existence but by subsequent regulation becomes no longer conforming. This may be a structure, use, or parcel of land. (*Jefferson County, Colo.*)

A use that was valid when brought into existence but, by subsequent regulation, becomes no longer conforming. "Nonconforming use" is a generic term and includes (1) nonconforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) nonconforming use of a conforming building, (3) nonconforming use of a nonconforming building, and (4) nonconforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended general plan, and that in turn is a violation of a zoning ordinance

amendment subsequently adopted in conformance with the general plan, will be a nonconforming use. Typically, nonconforming uses are permitted to continue for a designated period of time, subject to certain restrictions. (*California Planning Roundtable*)

A use that lawfully occupied a building or land on the effective date of this ordinance and that does not conform to the use regulations of the district in which it is located. (*Staunton, Va.*)

A use which lawfully occupied a building or land at the time this code became effective, which has been lawfully continued and which does not now conform with the use regulations. (*North Liberty, Iowa*)

Any use, site improvement, or structure established in conformance with the city . . . that no longer conforms to the uses permitted in the site's current zone, or to the current development standards of the code due to changes in the code or its application to the site. (*Burien, Wash.*)

A legal use, structure, or development which existed prior to the adoption of the ordinance or any amendment thereto, which does not presently conform to the ordinance or its amendments. (*Concord, N.C.*)

A building, structure or parcel of land not in compliance with the dimensional regulations of this zoning code. Dimensional regulations include all regulations of this zoning code, other than those pertaining to the permitted uses. A building or structure containing more dwelling units than are permitted by the use regulations of this zoning code shall be nonconforming by use; a building or structure containing a permitted number of dwelling units by the use regulations of this zoning code, but not meeting the lot area per dwelling unit regulations, shall be nonconforming by dimension. (*Newport, R.I.*)

■ **use, permitted** A use permitted in a district without the need for special administrative review and approval, upon satisfaction of the standards and requirements of this ordinance. (*Multnomah County, Ore.*)

Any use listed as a principal permitted use or as an accessory use. The term further includes a conditional use, as listed for the particular district, provided a conditional use permit is obtained. (*Temecula, Calif.*)

That use of land by occupancy, activity, building, or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located. (*Johnstown, Colo.*)

■ **use, principal** The primary use of any lot. (*Ann Arbor, Mich.*)

The main use to which the premises is devoted and the primary purpose for which the premises exists. (*Multnomah County, Ore.*)

The main or primary purpose for which a structure or lot is designed, arranged, or intended or for which it may be used, occupied, or maintained under this zoning bylaw. (*Maynard, Mass.*)

A use authorized or allowed alone in a specified use district for the preservation or promotion of which the use district is established and subject to the requirements of the regulations and standards of such use district, and to which all other uses are accessory, special, conditional, or nonconforming. (*Richland, Wash.*)

A primary use which is permitted in a district without the requirement for approval of a conditional use permit. (*San Juan Capistrano, Calif.*)

The main structure erected on or the main use occupying a lot, as distinguished from an accessory structure or use. (*Wood River, Ill.*)

The primary or predominant use of any lot, building, or structure. (*Huntington, Ind.*)

■ **use, prohibited** A use not permitted in a zone district. (*Clarkdale, Ariz.*)

■ **use, public** A use by any agency or department of the city, county, state, or federal government. This shall also include public utilities or uses by any organization that receives funding either all or in part from any agency or department of the city, county, state, or federal government. This shall also include buildings

and premises used in the operation of the public use. (*Pine Bluff, Ark.*)

Public parks, schools, and administrative, cultural, and service buildings not including public land or buildings devoted solely to the storage and maintenance of equipment and material. (*Rapid City, S.Dak.*)

Any use intended to be conducted in a facility or upon land which is owned by and operated for public use by school districts or by city, county, state or federal governments. (*Loveland, Colo.*)

■ **use, quasi-public** (See *quasi-public use*)

■ **use, reasonable** A legal concept articulated by federal and state courts in regulatory taking cases. Within the context of these cases and for the purposes of this title, reasonable use shall mean any use allowed by [local code] and shall not mean the subdivision of property. (*Burien, Wash.*)

■ **use, semi-public** Philanthropic and charitable uses, including YMCAs, YWCAs, Salvation Army [facilities], churches, and church-related institutions, orphanages, humane societies, private welfare organizations, nonprofit lodges and fraternal orders, Red Cross, and other general charitable institutions. This shall also include all buildings and premises used in the operation of the semipublic use. (*Pine Bluff, Ark.*)

Uses operated by recognized religious, philanthropic, educational or other charitable institutions on a nonprofit basis and in which goods, merchandise and services are not provided for sale on the premises. (*Loveland, Colo.*)

A use or building located on private land to serve public benefits. (*Sedona, Ariz.*)

■ **use, similar** A use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking and circulation, utility demands, environmental impacts, physical space needs, and clientele. (*Las Vegas, Nev.*)

■ **use, special** A use that meets the intent and purpose of the zoning district but

which requires the review and approval of the appropriate planning commission in order to ensure that any adverse impacts on adjacent uses, structures, or public services and facilities that may be generated by the use can be, and are, mitigated. (*Maui County, Hawaii*)

A use of property specifically authorized by a zoning ordinance, but not permitted unless certain stated conditions have been met. (*Handbook for Planning Commissioners in Missouri*)

Any use of a lot, structure, or building which by its nature, intensity, or potential impact upon an area cannot be considered as a principal or accessory use within a use district, but when subject to special conditions and standards specified in a special use permit may be compatible with other uses in the same or adjacent use districts. (*Richland, Wash.*)

A use which shall be permitted in a zoning district only after review and approval by the planning commission when the facts and conditions specified in the zoning ordinance, as those upon which the use is permitted, are found to exist. (*Orange Township, Mich.*)

A use that owing to some special characteristics attendant to its operation or installation is permitted in a district after site specific review, and is subject to special conditions approved by the [legislative body]. (*Prince William County, Va.*)

A use of land, buildings, or structure that because of its inherent nature, extent, and its external effects requires special care in the control of its location, design, and methods of operation in order to ensure protection of the public health, safety, and welfare. (*Chapel Hill, N.C.*)

■ **use, temporary** Those land uses and structures that are needed or are in place for only short periods of time. (*Colorado Springs, Colo.*)

A use which is associated with a holiday or special event, or which is accessory to a permitted use and transitory in nature. (*San Juan Capistrano, Calif.*)

A use intended for limited duration to be located in a zoning district not permitting such use. (*Norfolk, Nebr.*)

A use established for a fixed period of time with the intent that such use will terminate automatically upon expiration of the fixed time period unless permission to conduct the use is renewed. (*Leesburg, Va.*)

Any use placed on a parcel of land for a period of short duration. (*Suffolk, Va.*)

Use for a maximum 180-day period authorized by the [appropriate administrator or legislative body]. (*Taos, N.Mex.*)

A use established for a fixed period of time, with the intent to discontinue such use upon the expiration of such time, that does not involve the construction or alteration of any permanent structure. Temporary uses are regulated as special exceptions. (*Monroe County, Ind.*)

■ **use, transitional** (See also **transitional zone**) A use, allowed in a transitional area, intended to create a gradual change in uses from industrial and commercial areas to residential areas. (*Multnomah County, Ore.*)

■ **utilities** (See also **public facilities**) All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity. (*Renton, Wash.*)

Any closely regulated agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail

transportation, water, sewage collection, or other similar service. (*Temecula, Calif.*)

■ **utilities, communications facilities** (See also **fiber optics communication system**; **telecommunications definitions**) Facilities that provide for the transmission, transfer, and distribution of telephone service and related activities that are not a minor or major utility facility. Facilities include but shall not be limited to communications exchanges, mini-huts, maxi-huts, and other similar facilities. (*El Paso, Tex.*)

■ **utilities, private** Utilities that are not subject to city acceptance for operation or maintenance. For purposes of this code, private utilities include natural gas lines, power lines, telephone lines, cable television lines, and other communication lines, their appurtenances and any component part(s) thereof, and the utility companies' operation, maintenance, repair, and replacement of same. (*Beaverton, Ore.*)

■ **utilities, public** Any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations to the public, electricity, gas, steam, communication, telegraph, transportation, or water. (*Rapid City, S.Dak.*)

The use of land for public utility purposes by an entity providing pipeline, gas, electrical, telephone, telegraph, water, or sewage service. "Public utility" also includes the use of land for utility purposes, whether or not owned, controlled, or operated by a public entity, whose services

are performed for or commodities delivered to the public or any portion thereof. Private energy production, transmission relay, repeater, translator, radio and television towers and equipment, and cable television facilities are also considered public utilities. "Public utility" does not include airports or television, radio or community television antenna system administration offices, or other types of administrative offices or maintenance yards. (*Shasta Lake, Calif.*)

Utilities that are subject to city acceptance for operation and maintenance. For purposes of this code, public utilities include water lines, sanitary sewer lines, storm sewer lines, and their appurtenances and any component part(s) thereof. (*Beaverton, Ore.*)

■ **utilities, underground district** An area . . . within which poles, overhead wires, and associated overhead structures are prohibited. (*Del Mar, Calif.*)

■ **utilities, underground placement of** The placement of utility lines below ground, with the removal of above-ground poles, wires, and structures as applicable. (*Glendale, Ariz.*)

Utility and telecommunications facilities located under the surface of the ground, excluding the underground foundations or supports for overhead facilities. (*Deer Park, Ill.*)

Infrastructure that is primarily underground. For purposes of this code, utilities include but are not limited to water lines, sanitary sewer lines, storm sewer lines, culverts, natural gas lines, power lines and communications lines, and their appurtenances above and below ground, or any component part(s) thereof. (*Beaverton, Ore.*)

■ **utility box** Electric transformers, switch boxes, telephone pedestals and telephone boxes, television pedestals and televisions boxes, traffic boxes, and similar devices. (*Loveland, Colo.*)

■ **utility corridor** (See also **easement, utility**) Rights-of-way or easements for utility lines on either publicly or privately owned property. (*California Planning Roundtable*)



communications facilities utilities

■ **utility lines** (See also *electrical transmission lines*) Transportation facilities for the conveyance of water or commodities other than petroleum. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Utility lines include facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers, or distribution substations. (*Truckee, Calif.*)

Transmission lines for sewer, water, or other utilities. (*Beaverton, Ore.*)

Electric, gas, communication, water, sewer, irrigation, and drainage lines providing local distribution or collection service. (*Concord, N.C.*)

■ **utility pole** A structure which is owned by a governmental agency or utility company and which is used to support illumination devices or lines and other equipment carrying electricity or communications. (*Minnetonka, Minn.*)

Pole used to support essential services such as power, telephone, or cable television lines; or used to support street or pedestrian way lighting, typically located in public rights-of-way. (*Concord, N.C.*)

■ **utility pole, high-voltage** Utility pole structures for the transmission of high-voltage electricity carrying a minimum of 50,000 kilowatts. (*Beaverton, Ore.*)

■ **utility, public facility** A building or structure used or intended to be used by any public utility, including but not limited to any gas treatment plant reservoir, tank, or other storage facility; water treatment plant, well, reservoir, tank, or other storage facility; electric generating plant, distribution, or transmission substation; telephone switching or other communications plant, earth station, or other receiving or transmission facility; any storage yard for public utility equipment or vehicles; and any parking lot for parking vehicles or automobiles to serve a public utility. (*Redondo Beach, Calif.*)

■ **utility room** A room or space, located other than in the basement, specifically designed and constructed to house any home utilities, such as major home appliances (furnace, water heater, pump). (*St. Charles, Mo.*)

■ **utility services** (See also *essential services; municipal services*) The generation, transmission, or distribution of electricity, gas, or steam; water, irrigation, and sanitary systems used for the collection and disposal of garbage, sewage, and other wastes by means of destroying or processing these materials; transportation systems; and communication or other similar services. (*Maui County, Hawaii*)

A service essential to the health, safety, and general welfare of the public, such as the generation, transmission, or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewage and solid waste; the collection, storage or diversion of surface waters from land; and the provision of mass transportation. (*El Paso, Tex.*)

Infrastructure services, including those in the basic utility use category, and structures necessary to deliver those services. These services may be provided by a public or a private agency. Examples include water, sanitary sewer, electricity, natural gas, and telephone. (*Portland, Ore.*)

■ **utility services, large** Services of a regional nature that normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities, and stations or substations, community waste water treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature that are not otherwise reviewed and approved by the state. All overhead service, distribution and transmission lines are included in this definition. (*Blacksburg, Va.*)

Large-scale facilities serving the entire city or region, such as microwave substations, radio/television antennas, 230-kv power transmission lines, natural gas transmission lines, water storage tanks and reservoirs, major water transmission lines or sewer collectors and interceptors

over 30 inches in diameter, solid waste disposal or processing, sewage or wastewater treatment plants, and generating facilities. (*Renton, Wash.*)

Uses or structures providing utility services that have potential major impact by virtue of their appearance, noise, size, traffic generation, or other operational characteristics, which include, but which are not limited to, 46-kv transmission substations, power plants, base yards, water and wastewater treatment facilities, but not including private, individual cesspools, septic tanks, or individual household water supplies. (*Maui County, Hawaii*)

■ **utility services, medium** Moderate-scale facilities serving a subarea of the city, including power lines, water transmission lines, wireless base stations, sewer collectors and pump stations, subregional switching stations (115 kv), and similar structures. (*Renton, Wash.*)

■ **utility services, small** Services that are necessary to support development within the immediate vicinity and that involve only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, and well, water, and sewer pump stations. Also included are wireless communication antennas attached to an existing building or structure, including but not limited to utility poles, signs, broadcasting or communication facilities, and water towers, and that do not increase the height of such building or structure by more than 10 feet. (*Blacksburg, Va.*)

Small-scale facilities serving a local area, including power lines, water and sewer lines, storm drainage facilities, transformers, pump stations and hydrants, switching boxes, and other structures normally found in a street right-of-way to serve adjacent properties. (*Renton, Wash.*)

■ **utility structure** Any aboveground structure, except an antenna or utility pole and associated appurtenances, which a provider constructs, erects, or places on a site, and is attached or affixed to something having a permanent location on or under the ground which is used to provide its services to customers and which:

(1) exceeds 32 cubic feet total volume or minimum height of four feet above grade; or (2) contains any power generating equipment, regardless of size of the structure; or (3) has the potential for creating environmental impacts. . . . (*San Jose, Calif.*)

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■ **vacant land** (See *land, vacant*)

■ **vacation** The termination of, or termination of interest in, an easement, right-of-way, or public dedication of land. (*Unalaska, Alaska*)

The relinquishment of any interest of any dedicated public road. (*Clark County, Nev.*)

■ **valet parking** (See *parking, valet*)

■ **vanpool** (See also *carpool; commuter matching services; paratransit; transportation demand management*) A vehicle carrying seven or more persons commuting together to and from work on a regular basis, usually in a vehicle with a seating arrangement designed to carry seven to 15 adult passengers, and on a prepaid subscription basis. (*Hermosa Beach, Calif.*)

A vehicle occupied by seven to 15 people traveling together for their commute trip that results in the elimination of at least one motor vehicle trip. A vanpool counts as zero vehicle trips. (*Thurston County, Wash.*)

A group of at least seven commuters traveling to work in a vehicle designed to carry more than six but fewer than 16 persons, including the driver, which is maintained and used primarily for work-related transportation of commuters for the purpose of ridesharing. (*Moorpark, Calif.*)

■ **variance** (See also *special exception*) Permission to depart from this development code when, because of special circumstances applicable to the property, strict application of the provisions of this development code deprives such property of privileges enjoyed by other property in the vicinity that is under identical zoning. (*Temecula, Calif.*)

An adjustment in the application of the specific regulations of this title to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and which adjustment remedies such disparity in privileges. (*Ocean Shores, Wash.*)

Permission to deviate from the literal standards of the zoning ordinance. (*Clarkville, Ariz.*)

The means by which an adjustment is made in the application of the specific regulations of a zoning ordinance to a particular piece of property, which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zone, and which adjustment remedies disparity in privileges. (*North Liberty, Iowa*)

A variance granted to allow a use not permitted by the zoning ordinance. Use variances are prohibited by state statute. (*Clarkville, Ariz.*)

Commentary: There are two types of zoning variances—area variances and use variances. An area variance allows a deviation from the dimensional (i.e., height, bulk, yard) requirements of the ordinance. A use variance authorizes the property owner to establish a use of land that is otherwise prohibited in that zoning district. Use variances are not an adequate substitute for the rezoning process and should generally not be permitted. Indeed, many states do not allow them. Others require more substantial proof of unnecessary hardship for use variances than for area variances.

■ **variance, area** A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district. (*California Planning Roundtable*)

The procedure whereby the strict application of the provision of this title relating to height, area, yard requirements, and the like may be modified in a particular instance. Variance does not apply to a use modification. (*Santa Rosa, Calif.*)

A modification only of bulk or area requirements where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the results of any action taken by the applicant, a literal enforcement of the ordinance would result

in unnecessary hardship or practical difficulty. (*Ocean City, Md.*)

■ **variety store** (See also *gift shop*) A retail store that sells a wide variety of relatively small and inexpensive items. (*Valdez, Alaska*)

■ **vegetated shallows** (See also *tidal and submerged land*) Permanently inundated areas that under normal conditions support communities of rooted aquatic vegetation. (*Yakima County, Wash.*)

■ **vegetation** (See also *plant*) Trees, shrubs, or vines. (*Loveland, Colo.*)

All live trees, shrubs, ground cover, and other plants, including without limitation trees both over and under four inches in diameter, measured at four and one-half feet above ground level. (*Limington, Maine*)

The sum total of plant life in some area; or a plant community with distinguishable characteristics. (*White Bear Lake, Minn.*)

■ **vegetation, native** Vegetation that appears on a list of native vegetation species on file in the planning department. In contrast to native vegetation, invasive, exotic or introduced vegetation was imported to [city] over the last few centuries, and can crowd out native vegetation species. (*Sandy, Ore.*)

Those indigenous trees, shrubs, wildflowers, grasses, and other plants which have naturally adapted themselves to the climate and soils of the area. (*Sedona, Ariz.*)

■ **vegetation, non-native** (See *naturalized species*)

■ **vegetative buffer** (See also *riparian definitions*) An area extending landward from the ordinary high-water mark of a lake or stream and/or from the edge of wetland that provides adequate soil conditions and native vegetation for the performance of the basic functional properties of a stream corridor and other hydrologically related critical areas. . . . (*Yakima County, Wash.*)

■ **vegetative cover** (See also *ground cover*) Grasses, shrubs, trees, and other vegetation which hold and stabilize soils. (*Grand Traverse County, Mich.*)

■ **vehicle** (See *automobile*; *motor vehicle*)

■ **vehicle ridership, average** (See also *traffic, average daily*) Calculated by dividing the number of employees who report to the work site or another job-related activity between 6 a.m. and 10 a.m. inclusive Monday through Friday by the number of vehicles used by these employees. The AVR calculation requires that a five consecutive-weekday average be used and cannot include a holiday. (*San Juan Capistrano, Calif.*)

The average of one way vehicular trips that use a road or driveway during a 24-hour period. (*Boulder County, Colo.*)

■ **vending** (See also *peddle*) Any activity by any person involving the display, sale, offering for sale, offering to give away, or giving away of anything of value including any food, beverage, goods, wares, merchandise, or services. (*San Jose, Calif.*)

■ **vending cart** (See also *stand*; *temporary outdoor sale*) Any box or container with wheels that is not propelled or moved by an engine. Trailers of any type are not vending carts. (*Jefferson County, Colo.*)

The vending of food or beverages from a movable cart-type stand which is located on the same lot as, and in conjunction with, an essential or primary permitted use in a C-1, C-2, or C-R zoning district. Portable food vending stands cannot be self propelled, must serve only walk-up customers, and may not be stored outdoors within C-1, C-2, or C-R zoning districts when the portable food vendor is not open for business. (*Richland, Wash.*)

A portable structure for the merchandising or sale of food or foodstuffs from a nonpermanent location. The structure shall be less than 200 square feet in area. (*Vernal City, Utah*)

An accessory use consisting of a portable stand and any related accessory appurtenances such as an awning, canopy, or seating, used for the retail sales of goods including but not limited to beverages, food, and flowers. (*Burien, Wash.*)

■ **vending facilities** Any equipment, apparatus, trailer, vehicle, cart, or other

conveyance, other than a vending machine, located outdoors, from which a vendor displays, sells, offers for sale, gives away, or offers to give away anything of value including any food, beverage, goods, wares, merchandise, or services. (*San Jose, Calif.*)

■ **vending machine** Any unattended self-service device that, upon insertion of a coin, coins, or token, or by similar means, dispenses anything of value including food, beverage, goods, wares, merchandise, or services. (*Newport Beach, Calif.*)

A coin-operated device, which dispenses a product or service without an attendant. (*Hopkins, Minn.*)

■ **vending machine, reverse** (See also *recycling collection center*) An automated mechanical device that accepts at least one or more types of empty beverage containers, including but not limited to aluminum cans and glass or plastic bottles and that issues a cash refund or a redeemable credit, provided that the entire process is enclosed within the machine. A reverse vending machine may be designed to accept more than one container at a time, paying by weight instead of by container. (*Aurora, Colo.*)

An automated mechanical device which accepts one or more types of empty beverage containers and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value, as determined by state law. These vending machines may accept aluminum cans, glass and plastic bottles, and other containers. (*Truckee, Calif.*)

An automated mechanical device which accepts at least one or more types of empty beverage containers, including but not limited to aluminum cans, glass, and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the containers redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all three container types in a portion commensurate with their rela-

tive redemption rates, and to meet the requirement of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary. (*San Juan Capistrano, Calif.*)

■ **vending machine, reverse bulk** A reverse vending machine that is larger than 50 square feet; is designed to accept more than one container at a time; and pays by weight instead of by container. (*San Juan Capistrano, Calif.*)

■ **vendor** Any person or persons, including corporations as well as natural persons, who engage in the activity of vending. (*San Jose, Calif.*)

■ **verandah** (See also *balcony*) A roofed, open gallery or balcony extending along the outside of a building and which is designed for outdoor living in hot weather. (*Carson City, Nev.*)

■ **vested property right** The right to undertake and complete the development and use of property under the terms and conditions of a development agreement. Unless otherwise specified in the development agreement, a property right shall remain vested for a period of three years. (*Boulder County, Colo.*)

The right to undertake and complete the development and use of property under the terms and conditions of a site specific development plan. (*Loveland, Colo.*)

The right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan for a specified time, regardless of changes in this ordinance. (*Concord, N.C.*)

A right that has become fixed. Vested rights are often established by showing that some development permit has been obtained and substantial construction started on the project. (*Handbook for Planning Commissioners in Missouri*)

A right that has been legally established and cannot be revoked by subsequent conditions or changes in law without due process of law. (*Temecula, Calif.*)

■ **vestibule** (See also *entryway*) A passage, hall, or room between the outer door

and the interior of a building. Also known as a lobby. (*Perryville, Mo.*)

A passage hall or room between the outer door and the interior of a building. (*Robbinsdale, Minn.*)

■ **veterinary clinic** (See also *animal hospital*)

■ **vibration** (See also *nuisance*) A motion that repeatedly reverses itself. A continuously reversing motion, such as is produced by a machine (for example, a compressor or a fan) is known as steady-state vibration. Vibration may also result from suddenly applied force that produces a reversing motion of decreasing intensity. Such vibrations are known as impact vibrations and are produced by forge hammers, punch presses, and other impact machinery. (*Aurora, Ill.*)

The periodic displacement of earth caused by an oscillating movement, measured in inches. (*Gurnee, Ill.*)

■ **vicinity map** A map, not necessarily to scale, showing the general location of the proposed development in relation to other developments within a one mile radius. (*Loveland, Colo.*)

A drawing or diagram, to scale, showing the location of the proposed development in relation to abutting properties, major streets, and other known landmarks. (*Sandy, Ore.*)

A drawing which sets forth by dimensions or other means the relationship of a property or use to other nearby developments of landmarks and community facilities and services within [township] in order to better locate and orient the area in question. (*Trenton Township, Ohio*)

A map, chart, or diagram showing the geographical location of a proposed development in relationship to the surrounding area as indicated by streets, highways, and other physical features. (*Sedona, Ariz.*)

■ **video store** (See also *retail sales establishment, specialty*) An establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser discs, electronic games, cassettes, or other electronic media. Sales of film, video



video store

tapes, laser discs, CD-ROMs, and electronic merchandise associated with VCRs, video cameras, and electronic games are permitted accessory uses. (*Prince William County, Va.*)

An establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser discs, electronic games, cassettes, or other electronic media. Sale of film, video tapes, laser discs, CD-ROMs, and electronic merchandise associated with VCRs, video cameras, and electronic games are permitted accessory uses. (*Hopkins, Minn.*)

■ **view** A range of sight including pleasing vistas or prospects or scenes. Views include but are not limited to the sight of geologic features, bays, oceans, skylines, bridges, and distant cities. (*Contra Costa County, Calif.*)



view

A range of sight in which visually sensitive areas are visible. (*Loveland, Colo.*)

■ **view corridor** The line of sight identified as to height, width, and distance of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer's attention. (*California Planning Roundtable*)

The line of sight identified as to height, width, and distance of an observer looking toward a visually sensitive area. (*Loveland, Colo.*)

■ **view protection regulation** (See also *daylight plane; easement, scenic; sky exposure plane*) [To] protect the view of or from particular points, usually via height limitations. (*American Planning Association*)

■ **viewing area** A public area such as a public street, road, designated vista point, or public park from which the general public ordinarily views the surrounding viewshed. (*Monterey County, Calif.*)

■ **viewshed** The area within view from a defined observation point. (*California Planning Roundtable*)

A visually sensitive area that is visible from a defined observation point. (*Love-land, Colo.*)

■ **village** (See also *hamlet*; *town*) A small, compact center of predominantly residential character but with a core of mixed-use commercial, residential, and community services. It often incorporates local-scale economic and social functions that are integrated with housing. A village typically has a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation. This term does not necessarily refer to the form of incorporation of a municipality and is often smaller than a municipality. (*New Jersey State Plan*)

■ **village center** (See *town center*)

■ **village green** (See *green*)

■ **visible** Likely to be noticed by a person of average height walking on a street or sidewalk. (*Newport Beach, Calif.*)

■ **visible feature** A feature that can be seen on the ground, such as a street or road, railroad track, power line, stream, shoreline, fence, ridge, or cliff. (*United States Census Bureau*)

■ **vision clearance area** (See *clear vision triangle*)

■ **vision triangle** (See *corner triangle*)

■ **visitor center** A use devoted to the distribution and sale of information for visitors and other travelers. (*Truckee, Calif.*)

■ **vista** (See *view*)

■ **visual impact** A modification or change that could be incompatible with the scale, form, texture, or color of the existing natural or man-made landscape. (*Albuquerque N.Mex.*)

■ **visual impact analysis** A written and graphic assessment which deter-

mines the appropriate contextual relationship of a proposed building with respect to architectural composition and compatibility. (*Palm Beach County, Fla.*)

■ **visual impact survey** The process of evaluation of a public area in which residents are asked to rate a series of development-oriented slides on a scale of -10 (undesireable) to +10 (desireable). Results are statistically processed through a computer to process an overall public opinion of different types of development/design. (*Madison County, Ind.*)

■ **visual obstruction** (See also *screening*) Any fence, hedge, tree, shrub, device, wall, or structure between the elevations of three feet and eight feet above the adjacent curb height or 11 feet above the elevation of gutter line of street edge where there is no curb, as determined by the city engineer, and so located at a street, drive, or alley intersection as to limit the visibility of pedestrians or persons in motor vehicles on said streets, drive, or alleys. (*Sandy, Ore.*)

A screen of live plant material that is opaque from the ground to a height of at least six feet, intended to exclude visual contact between uses and to create a strong impression of spacial separation during all seasons of the year. At maturity, the screen shall be considered to be view-obscuring if there are no openings greater than one square foot. (*Fayetteville, Ark.*)

■ **visually sensitive area** Pleasing vistas or prospects or scenes, including but not limited to skylines, ridgelines, bluffs, rock outcroppings, foothills, mountain backdrop, unique vegetation, floodplains, streams, surface water, natural drainageways, and wildlife habitat. (*Loveland, Colo.*)

■ **vocational school** (See *trade/business school*)

■ **volume-to-capacity ratio** (See also *street capacity*) A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity.

Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (*California Planning Roundtable*)

W

■ **walk-up business** An establishment which sells at retail certain food readily prepared for immediate consumption without facilities and services customarily incidental to a restaurant operation, including but not limited to waiter service. "Walk-up business" also means and includes other forms of retail business which are conducted with the customers being situated outside the structure in which the business is located, such as but not limited to exterior automatic tellers or exterior walk-up teller (banking) windows and the like; flower stands; hot dog, sandwich, or similar food stands or windows; and ice cream or frozen dessert facilities. (*Santa Rosa, Calif.*)

■ **walkway** (See *pedestrian walkway*)

■ **wall** A constructed solid barrier of concrete, stone, brick, tile, wood, or similar type of material that closes, marks, or borders a field, yard, or lot, and that limits visibility and restricts the flow of air and light. (*Maui County, Hawaii*)

A solid fence. (*San Diego, Calif.*)

Any structure or device forming a physical barrier that is constructed so that the vertical surface is closed, thus preventing the passage of light, air, and vision in a horizontal plane. The material of which a wall is constructed may be masonry, brick, concrete, metal, wood, or other similar materials. Measurement of height shall be from the high ground. (*El Paso, Tex.*)

The vertical exterior surface of a building or structure. (*Clarkville, Ariz.*)

Any unroofed man-made structure which has a foundation and also has an exterior vertical surface of brick or stone, and no more than 25 percent of the vertical surface of which is open to the free passage of air and light. (*Beverly Hills, Calif.*)

An upright structure of building material, such as masonry, wood, or plaster, serving to enclose, divide, or protect an area, especially a vertical construction forming an inner partition or exterior siding of a building. (*Moorpark, Calif.*)

■ **wall, blank** Walls subject to blank wall requirements meet the following criteria: (1) Any wall or portion of a wall that has a surface area of 400 square feet having a width of at least 10 feet without a window, door, or building modulation. . . or other architectural feature. (2) Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within the 15-foot section. (*Burien, Wash.*)

An exterior building wall with no openings and a single material and uniform texture on a single plane. (*Loveland, Colo.*)

■ **wall, breakaway** Any type of wall, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic, or other building material, that is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing damage to the structural integrity of the building on which they are used or buildings to which they might be carried by flood waters. A breakaway wall shall have a design load resistance of not less than 10 and not more than 20 pounds per square foot. Use of breakaway walls shall be certified by a registered engineer or architect and shall meet the following conditions: (1) breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and (2) the elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood. (*Truckee, Calif.*)

■ **wall height, structure** The top of the wall shall be that point where the wall meets a roof or other building element which, in the judgment of the environmental review board, defines the effective vertical wall plane. In the case of a gable-end roof, the top of the wall shall be a line connecting the two points which define the tops of the adjoining walls. (*San Juan Capistrano, Calif.*)

■ **wall, retaining** (See *retaining wall*)

■ **wall, stem** (See also *stormwater management*) A wall, usually less than two feet high, used to divert or direct stormwater flows within an area specified by the department of public works. (*Las Vegas, Nev.*)

■ **wall, top of** (See also *fence, top of; hedge, top of*) The uppermost point of the vertical exterior surface of a building wall, excluding parapet wall in which case the top of wall shall be the top of the parapet wall or three feet above the roof, whichever is less. (*Loveland, Colo.*)

■ **wall, wing** An architectural feature in excess of six feet in height that is a continuation of a building wall projecting beyond the exterior walls of a building. (*Palm Desert, Calif.*)

■ **warehouse** Facilities characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or nuisances such as dust, noise, and odors, but not involved in manufacturing or production. (*Baton Rouge, La.*)

A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive. (*California Planning Roundtable*)

■ **warehouse, distribution center** (See *distribution center*)

■ **warehouse, residential storage** (See also *self-service storage facility*) An enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for long-term storage of their household goods or personal property. (*Blue Springs, Mo.*)

■ **warehouse, retail** An off-price or wholesale retail/warehouse establishment exceeding 70,000 square feet of gross floor area and offering a full range of general merchandise to the public. (*Redondo Beach, Calif.*)

An off-price or wholesale retail/warehouse establishment exceeding 30,000 square feet of gross floor area and offering a limited range of merchandise, serv-

ing both wholesale and retail customers. (*Redondo Beach, Calif.*)

■ **waste, bulky** (See also *junk storage; white goods*) Items, the large size of which precludes or complicates their handling by normal collection, processing, or disposal methods. (*Siskiyou County, Calif.*)

■ **waste, construction/demolition** Building materials and rubble resulting from construction, remodeling, repair, and demolition operations. (*Siskiyou County, Calif.*)

■ **waste, domestic** Wastes originating from bathrooms, kitchens, showers, toilets, or other sanitary facilities, public or private, regardless of the degree of treatment. (*State of Vermont*)

■ **waste, hazardous** (See *hazardous waste*)

■ **waste, industrial** Any material resulting from a production or manufacturing operation having no net economic value to the source producing it. (*Anchorage, Alaska*)

■ **waste, mining** (See *mining waste*)

■ **waste, yard** Plant clippings, prunings, and other discarded materials from yards and gardens. (*Siskiyou County, Calif.*)

■ **wastewater** (See also *sewage*) Water carrying waste from domestic, commercial, or industrial facilities together with other waters which may inadvertently enter the sewer system through infiltration and inflow. (*Edgewood, Wash.*)

Water carrying wastes from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids, or excess irrigation water that is runoff to adjacent land. (*Trenton Township, Ohio*)

■ **wastewater, domestic** (See also *greywater; sewage*) The liquid and waterborne wastes derived from the ordinary living processes in a dwelling unit, said wastes being of such character as to permit satisfactory disposal, without special treatment, into a public sewer or by means of a private disposal system. (*San Diego, Calif.*)

■ **wastewater, industrial** (See also *sewage*) All wastewater excluding domestic wastewater to include all wastewater from any producing, manufacturing, processing, institutional, commercial, service, agricultural, or other operation. These may also include wastes of human origin similar to domestic wastewater. (*San Diego, Calif.*)

■ **wastewater irrigation** (See also *greywater*) The process by which wastewater that has undergone appropriate treatment is used to irrigate land. (*California Planning Roundtable*)

■ **wastewater treatment plant** (See also *sewage treatment plant*) The facility or group of units used for the treatment of industrial or domestic wastewater for sewer systems and for the reduction and handling of solids and gases removed from such wastes, whether or not such facility or group of units is discharging into state waters. "Wastewater treatment plant" specifically excludes any facility or group of units used for pretreatment, treatment, or handling of industrial water, wastewaters, reuse waters, and wastes which are not discharged into state waters. (*Boulder County, Colo.*)

■ **watchman's dwelling** (See also *caretaker's residence; guardhouse*) A residence located on a premises with a main nonresidential use and occupied only by a caretaker or guard employed on the premises. (*Plano, Tex.*)

A dwelling unit on the site of a commercial, industrial, public, or semipublic use, occupied by a guard or caretaker. (*Manhattan Beach, Calif.*)

A mobile home, modular unit or structure which is used as a residence by a security guard or caretaker, which is located on or adjacent to the premises occupied, and which is reasonably necessary to provide adequate security for the use. (*Santa Rosa, Calif.*)

A residence located on a premises with a main nonresidential use and occupied only by a caretaker or guard employed on the premises, and his or her family. (*San Juan Capistrano, Calif.*)

■ **watchman's dwelling, temporary** A temporary accessory structure containing living quarters and kitchen facilities for housing persons responsible for administering, overseeing, or maintaining security for the main use on the site during the construction period. (*San Juan Capistrano, Calif.*)

■ **water and wastewater facilities** (See also *utilities*) Water and wastewater utility facilities shall include facilities providing service, maintenance, or repair of essential public utilities to one or more developments including but not limited to wells, pumping stations, boosters, reservoirs, repeaters, water storage tanks, lift stations, regulators, and other similar facilities; and which are not a minor or major utility facility. (*El Paso, Tex.*)

■ **water area** The area between the banks of a lake, pond, river, perennial, or fish-bearing intermittent stream, excluding man-made farm ponds. (*Sandy, Ore.*)

■ **water body, receiving** Any water body, watercourse, or wetland into which surface waters flow either naturally or from human-made conveyance. (*Milwaukee, Wisc.*)

Any lake, pond, stream, wetland, or groundwater into which stormwater runoff is directed. (*Grand Traverse County, Mich.*)

Creeks, streams, rivers, lakes, storm sewers, wetlands, and other bodies of water into which surface waters are directed, either naturally or in man-made ditches, or open and closed systems. (*Renton, Wash.*)

■ **water crossing** Any project extending from one bank to the opposite bank of a river or stream, whether under, through, or over the watercourse. Such projects include but may not be limited to roads, fords, bridges, culverts, water lines, sewer lines, and cables, as well as maintenance work on these crossings. (*Limington, Maine*)

■ **water-dependent use** Referring to uses or portions of a use that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-



water-dependent use

dependent uses may include ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities, and sewer outfalls. (*Renton, Wash.*)

Activities which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply. (*Ormand Beach, Fla.; Temple Terrace, Fla.*)

■ **water discharge** The outflow of water from a project, site aquifer, drainage basin, or facility. (*Temple Terrace, Fla.*)

■ **water distribution, maximum daily demand** The maximum demand for water from a water distribution system for a 24-hour period. (*San Juan Capistrano, Calif.*)

■ **water distribution, maximum hourly demand** The maximum demand for water from a water distribution system for any hourly period during a 24-hour period. (*San Juan Capistrano, Calif.*)

■ **water-enjoyment use** Referring to a recreational use or other use facilitating public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which, through the location, design, and operation, ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In or

der to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. Primary water-enjoyment uses may include but are not limited to parks, piers and other improvements facilitating public access to the shorelines of the state; general water-enjoyment uses may include but are not limited to restaurants, museums, aquariums, scientific/ecological reserves, resorts/hotels, and mixed-use commercial/office, provided that such uses conform to the above water-enjoyment specifications. (*Renton, Wash.*)

■ **water facilities, potable** (See *potable water facilities*)

■ **water pollution** (See also *pollution*) The man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of the waters of the state, including but specifically not limited to alterations resulting from the concentration or increase of natural pollutants caused by man-related activities. (*Concord, N.C.*)

■ **water pollution control facility** Any structure, equipment, or other facility for, including any increment in the cost of any structure, equipment, or facility attributable to, the purpose of treating, neutralizing, or reducing liquid industrial waste and other water pollution, including collecting, testing, neutralizing, stabilizing, cooling, segregating, holding, recycling, or disposing of liquid industrial waste and other water pollution, including nec-

essary collector, interceptor, and outfall lines and pumping stations, which shall have been certified by the agency exercising jurisdiction to be in furtherance of the purpose of abating or controlling water pollution. (*Concord, N.C.*)

■ **water, potable** (See *potable water*)

■ **water recharge area** (See *groundwater recharge area*)

■ **water-related use** Use or portion of a use that is not intrinsically dependent on a waterfront location, but whose economic viability is dependent upon a waterfront location because: (A) a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or (B) the use provides a necessary service supportive of the water-dependent commercial activities, and the proximity of the use to its customers makes its services less expensive and/or more convenient. Examples include manufacturers of ship parts large enough that transportation becomes a significant factor in the products' cost, professional services serving primarily water-dependent activities, and storage of water-transported foods. Examples of water-related uses may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker, and log storage. . . . (*Renton, Wash.*)

Activities that are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. (*Temple Terrace, Fla.*)

■ **water supply land** Land devoted to the protection of the water quality as an adjunct to a water supply system. (*Woodside, Calif.*)

■ **water supply system** (See also *potable water facilities*) The system of pipes, structures, and facilities through which a water supply is obtained, treated, and sold or distributed for human consumption or household use, if such system has at least 15 service connections or regularly serves at least 25 households. (*Boulder County, Colo.*)

■ **water supply system, central** (See also *potable water facilities*) A system for supplying water from a common source or sources to all dwellings and other buildings within a development. The water supply source may be located on-site or off-site. (*Willistown Township, Pa.*)

A water supply system approved by the appropriate county, state, or federal agencies that provides a water supply to a single development, a community, or a region. (*Trenton Township, Ohio*)

A domestic water supply source and distribution system owned and operated by a city, county, special district, or other public corporation which has independent tax-levying powers to support the system and which supplies water to a total of 1,000 or more households. (*Deschutes County, Ore.*)

A public water supply system consisting of facilities and works for supplying, treating, and distributing potable water including but not limited to impoundments, reservoirs, wells, intakes, water filtration plants and other treatment facilities, tanks and other storage facilities, transmission mains, distribution piping, pipes connecting the system to other public water supply systems, pumping equipment, and all other necessary appurtenances, equipment, and structures. (*Concord, N.C.*)

■ **water supply system, individual** (See also *potable water facilities; well*) The water service pipe, the water distribution pipes and the necessary connecting pipes, fittings, control valves, and all appurtenances in or adjacent to the building or premises. (*Gurnee, Ill.*)

A safe and healthful supply of water to a single user from a private well on the lot of the user. (*Willistown Township, Pa.*)

A well or other similar installation on an individual lot which provides a water supply to any structures or uses upon the lot, subject to the approval of health and sanitation officials having jurisdiction. (*Trenton Township, Ohio*)

A potable water supply from a well on an individual lot. (*Temple Terrace, Fla.*)

■ **water supply system, public** (See also *potable water facilities*) All property

involved in a water utility, including land, water sources, collection systems, dams and hydraulic structures, distribution systems, and other appurtenances, pumping stations, treatment works, and general properties, or any parts thereof. (*Gurnee, Ill.*)

Any water system provided and maintained by the county, a municipality, or utility company which a governmental agency has specifically approved as acceptable. (*Dewey Beach, Del.*)

A system for the provision to the public of piped water for human consumption if the system serves 15 or more service connections or which regularly serves 25 or more individuals. The term includes: (a) any collection, treatment, storage, or distribution facility under control of the operator of the system and used primarily in connection with the system; and (b) any collection or pretreatment storage facility not under the control of the operator of the system which is used primarily in connection with the system. A public water system is either a "community water system" or a "noncommunity water system" as follows: (a) "Community water system" means a public water system which serves 15 or more service connections or which regularly serves at least 25 year-round residents. (b) "Noncommunity water system" means a public water system that is not a community water system. The term "public water system" also includes a system for the provision of piped water for human consumption. (*Concord, N.C.*)

■ **water supply use** All plants, systems, facilities, or properties used or useful or having the present capacity for future use in connection with the supply or distribution of water or the control and drainage of stormwater runoff and any integral part thereof, including but not limited to water supply systems, water distribution systems, structural and natural stormwater and drainage systems of all types, sources of water supply including lakes, reservoirs, and wells, intakes, mains, laterals, aqueducts, pumping stations, standpipes, filtration plants, purification plants, hydrants, meters, valves, and all necessary appurtenances and

equipment and all properties, rights, easements, and franchises relating thereto and deemed necessary or convenient by the authority for the operation thereof. (*Concord, N.C.*)

■ **water, surface** (See also *waterbodies*) Water above the surface of the ground whether or not flowing through definite channels, including the following: (1) any natural or artificial pond, lake, reservoir, or other area which ordinarily or intermittently contains water and which has a discernible shoreline; or (2) any natural or artificial stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, street, roadway, swale, or wash in which water flows in a definite direction, either continuously or intermittently, and which has a definite channel, bed, or banks; or (3) any wetland. (*Temple Terrace, Fla.*)

■ **water system, individual** Any well, spring, stream, or other source used to supply a single connection. (*Lake Lure, N.C.*)

■ **water table** The upper limit of the portion of the soil that is completely saturated with water. The seasonal high-water table is the highest level to which the soil is saturated, as may be indicated by mottling (soil color patterns). (*Illinois Department of Public Health*)

The upper surface of the zone of saturation. (*State of Vermont*)

■ **water taxi** (See *ferry boat*)

■ **water taxi station** (See *ferry boat facility*)

■ **water treatment plant** The facility or facilities within the water supply system which can alter the physical, chemical, or bacteriological quality of the water. (*Boulder County, Colo.*)

An establishment engaged in operating a water treatment plant or operating a water supply system. The water supply system may include pumping stations, aqueducts, or distribution mains. The water may be used for drinking, irrigation, or other uses. (*Milwaukee, Wisc.*)

Any facility or facilities used or available for use in the collection, treatment, test-

ing, storage, pumping, or distribution of water for a public water system. (*Concord, N.C.*)

■ **waterbodies** (See also **water**, **surface**) Any body of water, including any creek, canal, river, lake or bay, or any other body of water, natural or artificial, except a swimming pool or ornamental pool located on a single lot. (*Dewey Beach, Del.; Rock Hall, Md.*)

Any body of water, including any creek, lagoon, canal, river, bay, or any other body of water, but not including a swimming pool. (*Ocean City, Md.*)

Any great pond, river, or stream. (*Limington, Maine*)

Any natural or artificial pond, lake, reservoir, or other area with a discernible shoreline which ordinarily or intermittently contains water. (*Temple Terrace, Fla.*)

Permanently or temporarily flooded lands that may lie below the deepwater boundary of wetlands. Water depth is such that water, and not the air, is the principal medium in which prevalent organisms live, whether or not they are attached to the bottom. The bottom may sometimes be considered nonsoil or the water may be too deep or otherwise unable to support emergent vegetation. Water bodies include rivers, streams, creeks, sloughs, drainageways, lakes, and ponds. (*Portland, Ore.*)

All surface waters, including all waters of the territorial sea, tidewaters, all inland waters of any river, stream, brook, pond or lake, and wetlands. (*Newport, R.I.*)

Any stream, river, brook, swamp, lake, sound, tidal estuary, bay, creek, reservoir, waterway, or other body or accumulation of water, whether surface or underground, public or private, or natural or artificial, that is contained in, flows through, or borders upon any portion of the city. (*Concord, N.C.*)

■ **watercourse** Natural or once naturally flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include man-made channels, ditches, and underground drainage and sewage sys-

tems. (*California Planning Roundtable*)

A channel in which a flow of water occurs, either continuously or intermittently, and in the latter, with some degree of regularity. Such flow must be in a definite direction and cover a prescribed area. Watercourses may be either natural or artificial, and both may occur either on the surface or underground. (*Naperville, Ill.*)

Any river, stream, creek, brook, branch, or other drainage way in or into which stormwater runoff and floodwater flow either regularly or intermittently. (*Glen Ellyn, Ill.*)

A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or artificially constructed channels. (*Trenton Township, Ohio*)

Any and all rivers, streams, creeks, intermittent washes, gullies, tributaries, reservoirs, lakes, ponds, wetlands, or other types of natural landforms or people-made wetlands, structures, or devices to channel, control, or retain water. (*Golden, Colo.*)

■ **watercourse, artificial** A surface or underground watercourse constructed by man. (*Naperville, Ill.*)

■ **watercourse line** A line marking the normal division between land and a waterway as established by the department. (*Ocean City, Md.*)

■ **watercourse, natural** A surface or underground watercourse created by natural forces and conditions. (*Naperville, Ill.*)

Any natural stream of water flowing in a definite course or channel and possessing a bed and banks. It is not necessary that the flow of water be continuous throughout the year. Natural waterways do not include artificially created channels for stormwaters, such as street gutters and drain and drainage facilities installed in connection with the development of property. (*Santa Rosa, Calif.*)

Areas varying in width along streams, creeks, springs, gullies, or washes which

are natural drainage channels as determined and identified by the agency or authority having jurisdiction. (*Sedona, Ariz.*)

■ **watercourse obstruction** (See **obstruction to flow**)

■ **watercourse reach** (See also **hydraulic reach**) A longitudinal segment of a stream generally including those floodplains wherein flood stages are primarily and commonly controlled by the same man-made or natural obstructions to flow. (*Cudahy, Wisc.*)

That portion of the river or stream extending from one significant change in the hydraulic character of the river or stream to the next significant change. These changes are usually associated with breaks in the slope of the water surface profile and may be caused by bridges, dams, expansion and contraction of the water flow, and changes in streambed slope or vegetation. (*Stevens Point, Wisc.*)

A term to describe longitudinal segments of a river, creek, or other watercourse. (*Boulder County, Colo.*)

■ **watercourse, underground** (See also **spring**) A geological formation which contains water moving in a known direction and defined channel. (*Naperville, Ill.*)

■ **watercourse, width measurement** The measurement is made at the shoreline location of the pier, or proposed pier, and establishes the narrowest width of the waterway from that point. (*Rock Hall, Md.*)

■ **watercraft** A boat, houseboat, canoe, raft, surfboard, or other apparatus designed for use on water, including trailers therefor, and motors or engines designed to propel such craft or apparatus. (*Hedwig Village, Tex.*)

■ **watercraft, personal** A small . . . vessel that uses an outboard motor or an inboard motor powering a water jet pump as its primary source of motive power and that is designed to be operated by a person sitting, standing, or keeling on, or being towed behind the vessel, rather than in the conventional manner of sitting or standing inside the vessel. (*State of Florida*)

■ **waterfront** The land-water edge and the immediately adjacent property providing access to it. (*Rock Hall, Md.*)

Land or section of town/city fronting on a body of water. (*Green Bay, Wisc.*)

■ **waterfront lot** (See also *lot, lakefront*) A lot any portion of which is offshore of or abuts upon the ordinary high-water mark or mean high-water mark. (*Seattle, Wash.*)

■ **waterfront, marine-boat zone** Regulates waterfront development involving a mixture of water-oriented uses—personal and tourist pleasure boating, and commercial fishing from boats, not ships, light-industrial in character; and land-based intense commercial and recreational uses and boat-related services and sales where the potential for development attracts the public for its nautical ambience and amenity. (The Zoning Report)

■ **waterfront, port-ship zone** (See also *port and harbor facilities*) Regulates development on a waterfront involving the transfer of freight and cargo between sea- and river-going ships, and may be a port of call for passenger ships; the zone is heavy industrial in character. (The Zoning Report)

■ **waters, navigable** (See *navigable waters*)

■ **waters of the [jurisdiction]** Those waters including: (1) All open, free, nontidal, waters, such as lakes, ponds, rivers, streams, and canals. (2) All freshwater wetlands. (*Southwest Florida Management District*)

■ **watershed** (See also *drainage basin; groundwater recharge area*) The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake or reservoir. (*California Planning Roundtable*)

A land area, also known as a drainage area, which collects precipitation and contributes runoff to a receiving body of water or point along a watercourse. (*Grand Traverse County, Mich.*)

A natural area of drainage. (*Concord, N.C.*)

A drainage area or drainage basin(s) contributing to the flow of water in a receiving body of water. (*Ormond Beach, Fla.*)

A region draining a specific river, river system, or body of water. (*Minneapolis, Minn.*)

A region or area bounded peripherally by a water parting and draining ultimately to a particular watercourse or body of water; the catchment area or drainage basin from which the waters from a stream or stream system are drawn (*Suffolk, Va.*)

■ **watershed-based zoning** Achieves watershed protection goals by creating a watershed development plan, using zoning as the basis (flexible density and subdivision layout specifications), that falls within the range of density and imperviousness allowable for the watershed to prevent environmental impacts. Watershed-based zoning usually employs a mixture of zoning practices. (*Smart Growth Network*)

■ **waterway** (See *waterbodies*) Any body of water, including any creek, canal, river, lake or bay, or any other body of water, natural or artificial, except a swimming pool or ornamental pool located on a single lot. (*Dewey Beach, Del.; Rock Hall, Md.*)

Any body of water, including any creek, lagoon, canal, river, bay, or any other body of water, but not including a swimming pool. (*Ocean City, Md.*)

■ **way** A street, alley, or other thoroughfare or easement permanently established for passage of persons or vehicles. (*Rapid City, S.Dak.*)

■ **wedding chapel, commercial** An establishment that primarily provides the facilities and services for weddings on a commercial basis. This definition does not include churches and similar congregations where weddings are an ancillary use. (*Hermosa Beach, Calif.*)

■ **weight, gross** The net weight of a vehicle plus the net design cargo weight from the manufacturer's specifications for the vehicle. (*Mishawaka, Ind.*)

■ **welfare agency** (See also *social service agency*) An institution, public or pri-

vate not-for-profit facility, that provides care or services concerning the welfare and improvement for persons of all ages. (*Normal, Ill.*)

■ **well** (See also *water supply system, individual*) A hole or shaft sunk into the earth to tap an underground supply of water. (*Schaumburg, Ill.*)

Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption. (*Temple Terrace, Fla.*)

■ **well, geothermal** Any excavation . . . that is constructed or used for the thermal properties of the resource contained within, or which is constructed or used for returning such resource to an underground reservoir. (*Deschutes County, Ore.*)

■ **well, prospect** Any well drilled as a geophysical test well, seismic shot hole, mineral exploration drilling, core drilling, or temperature gradient test well less than 2,000 feet in depth. "Prospect well" does not include a geothermal well. (*Deschutes County, Ore.*)

■ **wellfield** A tract of land that contains a number of existing or proposed wells for supplying water as specified in the wellfield protection maps. (*Broward County, Fla.*)

A tract of land that contains a number of wells for supplying water. (*Troy, Ohio*)

Commentary: This definition and many others related to wellfields and the topic of wellhead protection can be found in PAS Report No. 457/458, A Guide to Wellhead Protection.

■ **wellfield area of contribution** Area of the aquifer where groundwater flow is diverted to a pumping well due to a lowering of the water table. (*Connecticut Department of Environmental Protection*)

■ **wellfield recharge area** (See also *groundwater recharge area*) The area from which groundwater flows directly to the wellfield area of contribution. (*Connecticut Department of Environmental Protection*)

The critical portion of a three-dimensional zone surrounding a public well or well field, through which water will move towards and reach such well or well field. (*New Shoreham, R.I.*)

■ **wetland** (See also *environmentally sensitive area; waterbodies*) Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. (*Bucks County, Pa.*)

Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this definition, wetlands must have the following three attributes: (a) have a predominance of hydric soils; (b) are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and (c) under normal circumstances support a prevalence of such vegetation. (*Hopkins, Minn.*)

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (*Loveland, Colo.*)

■ **wetland, artificially created** Wetlands created from nonwetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. (*Redmond, Wash.*)

■ **wetland buffer** Areas that surround and protect a wetland from adverse impacts to its functions and values. (*Renton, Wash.*)

An area or feature(s) that protects the functions and values of the adjacent wetland. (*San Diego, Calif.*)

■ **wetland, coastal** Any salt marsh bordering on the tidal waters of this state, whether or not the tide waters reach the littoral areas through natural or artificial

watercourses, and such uplands contiguous thereto, but extending no more than 50 yards inland therefrom, as the director shall deem reasonably necessary to protect those salt marshes. (*Newport, R.I.*)

■ **wetland compensation project** Actions necessary to replace project-induced wetland and wetland buffer losses, including land acquisition, planning, construction plans, monitoring, and contingency actions. (*Renton, Wash.*)

■ **wetland compensatory mitigation** Replacing project-induced wetland losses or impacts, and includes but is not limited to wetlands restoration and creation. (*Renton, Wash.*)

■ **wetland creation** Actions performed to intentionally establish a wetland at a site where it did not formerly exist. (*Renton, Wash.*)

■ **wetland, disturbed** Wetlands meeting the following criteria: (1) characterized by hydrologic isolation or hydrologic alterations such as diking, channelization, and/or outlet modification; and (2) with severe soils alterations such as the presence of large amounts of fill, soil removal, and/or compaction of soils. (*Renton, Wash.*)

Any filling, flooding, draining, dredging, ditching, tiling, excavating, temporary water level stabilization measures, or dike and dam construction in a wetland area. (*Ephraim, Wisc.; Milwaukee, Wisc.*)

■ **wetland, emergent** A regulated wetland with at least 30 percent of the surface area covered by erect, rooted herbaceous vegetation as the uppermost vegetative strata. (*Renton, Wash.*)

■ **wetland enhancement** Actions performed to improve the functioning of an existing wetland but that do not increase the area of the wetland. (*Renton, Wash.*)

Improvement of the functions of an existing wetland system. Enhancement may include improved flood control capacity, increased groundwater recharge capability, increased density and diversity of native wildlife and vegetation, and improved aesthetic values (e.g., by removing non-native impediments, structures, impervious surfaces). (*Concord, N.C.*)

■ **wetland, forested** A vegetation community with at least 20 percent of the surface area covered by woody vegetation (trees) greater than 20 feet high. (*Renton, Wash.*)

■ **wetland, freshwater** Includes but is not limited to marshes; swamps; bogs; ponds; rivers; river and stream floodplains and banks; areas subject to flooding or storm flowage; emergent or submergent plant communities in any body of fresh water including rivers or streams and that area of land within 50 feet of the edge of any bog, marsh, swamp, or pond. (*Newport, R.I.*)

Freshwater swamps, marshes, bogs, and similar areas, other than forested wetlands, which are: (1) of 10 or more contiguous acres; or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream, or brook such that in a natural state, the combined surface area is in excess of 10 acres; and (2) inundated or saturated by surface or groundwater at a frequency and a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils. Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition. (*Gorham, Maine*)

■ **wetland, incidental** Wetlands, including water-filled and vegetated, created as a result of (i) mining or quarrying activities approved by the state division of minerals and geology; (ii) a reclamation project approved by the state division of minerals and geology; or (iii) implementation of a plan approved by the [city] to enhance a natural habitat area. No wetland determined by the U.S. Army Corps of Engineers to meet the definition of waters of the United States shall be an incidental wetland as defined herein. (*Loveland, Colo.*)

■ **wetland, in-kind compensation** To replace wetlands with substitute wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity. (*Renton, Wash.*)

■ **wetland, isolated** Those regulated wetlands that are: (1) outside of and not

contiguous to any 100-year floodplain of a lake, river, or stream; and (2) with no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water. (*Renton, Wash.*)

■ **wetland margin** Transitional area extending from the outer limit of the wetland. (*Bucks County, Pa.*)

■ **wetland, newly emerging** (1) Wetlands occurring on top of fill materials; and (2) wetlands characterized by emergent vegetation, low plant species richness, and used minimally by wildlife. (*Renton, Wash.*)

■ **wetland, off-site compensation** To replace wetlands away from the site on which a wetland has been impacted by a regulated activity. (*Renton, Wash.*)

■ **wetland, on-site compensation** To replace wetlands at or adjacent to the site on which a wetland has been impacted by a regulated activity. (*Renton, Wash.*)

■ **wetland restoration** Actions performed to re-establish wetland functional characteristics and processes that have been lost by alterations, activities, or catastrophic events within an area that no longer meets the definition of a wetland. (*Renton, Wash.*)

■ **wetland, scrub-shrub** A regulated wetland with at least 30 percent of its surface area covered by woody vegetation less than 20 feet high at the uppermost strata. (*Renton, Wash.*)

■ **wetland, tidal** (See *wetland, coastal*)

■ **wharf** (See also *dock; pier*) Any structure built or maintained for the purpose of providing a berth place for vessels. (*Riverhead, N.Y.*)

■ **wheelchair, motorized** (See also *handicapped person; handicap ramp*) Any self-propelled vehicle designed for, and used by, a handicapped person and that is incapable of a speed in excess of eight miles per hour. (*Norton, Ohio*)

■ **white goods** (See also *waste, bulk*) Inoperative and discarded refrigerators, ranges, water heaters, freezers, and other similar domestic and commercial large appliances. (*Alamance County, N.C.*)

(A) Appliances, including but not limited to: washer, dryer, refrigerator, freezer, stove, television, water heater; or (B) indoor furniture, including but not limited to: bed springs, mattresses, carpet, couch, chairs, cushions; or (C) other items exposed to the elements not designed for exterior use. (*Charleston, Ill.*)

■ **wholesale establishment** An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use. (*Santa Monica, Calif.*)

■ **wholesale establishment with warehouse** (See also *distribution center*) The display, storage, and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment, including truck terminal or bus servicing facilities, motor freight transportation, moving and storage facilities, warehousing, and storage activities. (*Martin County, Fla.*)



wholesale establishment

■ **wilderness areas** Uncultivated and unimproved areas that are not readily accessible. (*California Planning Roundtable*)

■ **wildlife** Animals or plants existing in their natural habitats. (*California Planning Roundtable*)

■ **wildlife habitat** (See also *ecosystem*) An area characterized by wildlife that for-

age, nest, spawn, or migrate through in search of food or shelter. (*Renton, Wash.*)

Lands that contain significant food, water, or cover for native terrestrial and aquatic species of animals. Examples include forests, fields, riparian areas, wetlands, and water bodies. (*Portland, Ore.*)

Areas that, because of climate, soils, vegetation, relationship to water, and other physical properties, have been identified as of critical importance to maintenance of wildlife species. (*Yakima County, Wash.*)

■ **wildlife refuge** (See also *habitat protection area; preserve*) An area maintained in a natural state for the preservation of both animal and plant life. (*California Planning Roundtable*)

■ **wind device** Any flag, banner, pennant, streamer, or similar device that moves freely in the wind. (*Lancaster, Ohio*)

■ **wind energy** Kinetic energy present in wind motion that can be converted to mechanical energy for driving pumps, mills, and electric power generators. (*United States Department of Energy*)

■ **wind energy conversion system (WECS)** (See also *energy system, production through renewable energy*) A machine that converts the kinetic energy in the wind into a usable form (commonly known as a wind turbine or windmill). The WECS includes all parts of the system except the tower and the transmission equipment. (*California Energy Commission*)

A machine by which mechanical energy supplied by the wind is changed to electric energy. (*Boulder County, Colo.*)

A wind-driven machine that converts wind energy into electrical power for the primary purpose of resale or off-site use. (*Monterey County, Calif.*)

Any device or assemblage which directly converts wind energy into usable thermal mechanical, or electrical energy, including such devices as windmills and wind turbines, towers and supporting structures and such directly connected facilities as generators, alternators, inverters, batteries and associated control equipment. (*Schaumburg, Ill.*)

Any mechanism or device designed for the purpose of converting wind energy into electrical or mechanical power. (*Sioux Falls, S.Dak.*)

An apparatus for converting the energy available in the wind to mechanical energy that can be used to power machinery (grain mills, water pumps) and to operate an electrical generator. (*United States Department of Energy*)

■ **wind energy conversion system, noncommercial** A wind-driven machine that converts wind energy into electrical power for the primary purpose of on-site use and not for resale. (*Monterey County, Calif.*)

■ **wind turbine** An alternate energy device which converts wind energy by means of a rotor to mechanical or electrical energy. A wind generator may also be deemed a windmill. (*Warsaw, N.Y.*)

A wind energy conversion device that produces electricity; typically three blades rotating about a horizontal axis and positioned up-wind of the supporting tower. (*United States Department of Energy*)

A machine with turbine apparatus (rotor blades, nacelle and tower) capable of producing electricity by converting the kinetic energy of wind into rotational, mechanical and electrical energy; provided, the term does not include electrical distribution or transmission lines, or electrical substations. (*Benton County, Wash.*)

■ **window** Any opening in a wall or roof which functions or appears to function to admit light to a building or structure. (*Hedwig Village, Tex.*)

Any single window pane, or a series of adjacent window panes separated by a mullion(s) of 12 inches or less. Adjacent window panes set at different angles shall constitute separate windows regardless of the width of their mullion separation. (*Sedona, Ariz.*)

■ **window, casement** A window which opens inward or outward from hinges at the side of the frame. (*Carson City, Nev.*)

■ **window, clerestory** Windows located above storefront windows in commercial-type buildings. (*Las Vegas, N.Mex.*)

■ **window, double-hung** A two-part window with an outside sash that slides down and an inside one that goes up. The movement of the sash is usually controlled by chains or cords on pulleys with a sash weight. (*Carson City, Nev.*)

■ **window, palladian** A three-part window with a central, top-arched portion and rectangular windows on both sides. (*Carson City, Nev.*)

■ **wine-tasting room** A facility in which wine products grown or processed on the owner's property may be tasted and sold. (*Merced, Calif.*)

An area devoted to the sampling and sales thereof of wine or beer produced on or off the premises. Sale of food is prohibited; however, incidental provision of food without compensation is allowed. (*Mendocino County, Calif.*)

■ **winery** An agricultural processing facility used for: (1) the fermenting and processing of fruit juice into wine; or (2) the refermenting of still wine into sparkling wine. (*Woodside, Calif.*)

An agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions

for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations. (*Monterey County, Calif.*)

■ **winery, boutique** [A] business [that] produces 100 to 5,000 cases per year. Maximum site area of two acres co-located with a residential development site, with up to 5,000 square feet of winery building area, including space allocated to bottling/crushing facilities, lab and office space, tasting room, and storage. A boutique winery shall provide at least two of the following four activities on site: crushing, fermentation, bulk aging/storing, and bottling. (*Livermore, Calif.*)

■ **winery, large** [A] business [that] produces greater than 100,000 cases per year with no minimum site area. (*Livermore, Calif.*)

■ **winery, medium** [A] business [that] produces 70,000 to 100,000 cases per year. Maximum site area of eight acres, with up to 50,000 square feet of building area, including space allocated to bottling/crushing facilities, lab and office space, tasting room, storage, an indoor events room, and a small outdoor event or picnic area. A winery must accomplish at least two of the following four activities on site: crushing, fermentation, bulk aging/storage, and bottling. (*Livermore, Calif.*)

■ **winery, small** [A] business [that] produces 5,000 to 10,000 cases per year. Maximum site area of three acres, with up to 10,000 square feet of building area, including space allocated to bottling/crushing activities, lab and office space, tasting room, storage, an indoor events room, and a small outdoor event or picnic area. A winery shall provide at least two of the following four activities on site: crushing, fermentation, bulk aging/storing, and bottling. (*Livermore, Calif.*)

■ **wireless communications facilities** (See *telecommunications* definitions)

■ **woodlands** (See also *riparian woodland*) Generally, an ecosystem characterized by a more or less dense and extensive tree cover. More particularly, a plant community predominantly of healthy trees and other woody vegetation, well-stocked

and growing more or less closely together.
(Willistown Township, Pa.)

All forest areas, both timberland and cut-over land, and all second-growth stands on areas that have at one time been cultivated. (Concord, N.C.)

■ **working waterfront** (See *waterfront definitions*)

■ **workplace** The place of employment, base of operation, or predominant location of an employee. (Alameda County, Calif.)

A building, grouping of buildings, or property which are in actual physical contact or separated solely by a private or public roadway/right-of-way, and which are owned or operated by the same employer or by employers under common control. (San Juan Capistrano, Calif.)

■ **workplace use** The combination of a variety of businesses, from office to research and development to light industry to warehousing, located in structures built with open floor plans, so as to leave most interior improvements to the tenants to design to their needs. (California Planning Roundtable)

■ **wrecker service** (See *motor vehicle wrecker service*)

■ **wrecking yard** (See also *automobile wrecking yard*) Any place where damaged, inoperable, or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled, or handled. (North Liberty, Iowa)

Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. Includes light and heavy processing facilities for recycling. Does not include: places where these activities are conducted entirely within buildings; pawn shops and other secondhand stores; the sale of operative used cars; or landfills or other waste disposal sites. (Truckee, Calif.)

xyz

■ **xeriscaping** (See also **landscaping** definitions) A set of garden design and landscape maintenance principles that promote good horticultural practices and efficient use of water. The term “xeriscape” is a registered trademark of the National Xeriscape Council and means water-conserving, drought-tolerant landscaping. (Oviedo, Fla.)

Landscaping characterized by the use of vegetation that is drought-tolerant or of low water use in character. (Temecula, Calif.)

■ **yacht club** (See also **club**; **marina**; **water-enjoyment use**) An institutional use that is classified as either a private club or community club that consists of structures and related grounds and/or moorage used for social and recreational purposes related to pleasure boating and/or swimming, the use of which is primarily restricted to members and their guests. (Seattle, Wash.)

A membership-only marina. A yacht club may have toilet and shower facilities for use by members only. (Dewey Beach, Del.)

■ **yard** An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by

any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used. (Jefferson County, Colo.)

An open space, on a lot with a building and bounded on one or more sides by such building, such space being unoccupied and unobstructed from 30 inches above the ground upward, except as otherwise specified in the district. A yard satisfying the yard requirement for one building shall not satisfy the yard requirement for another building. (Multnomah County, Ore.)

An open space, other than a court, on a lot with a structure, which open space is required to be unoccupied and unobstructed from the ground to the sky, except for such encroachments as are specifically permitted by this title. (Santa Rosa, Calif.)

An open space on a lot unoccupied by a building or structure or parts thereof; provided, however, that roof overhangs, cornices, or eaves shall not extend 24 inches into the minimum required yard. Steps, unroofed porches, window sills, slanted bulkheads, fences, gates or security stations, yard accessories, ornaments and furniture, and customary summer awnings are permitted in any yard but shall

be subject to height limitations and setback limitations. The minimum required yard shall be a strip of land of uniform depth required by this zoning bylaw measured from the lot or street line and adjacent thereto. (Maynard, Mass.)

A required area on a lot unoccupied by structures above grade except for projections and the specific minor uses or structures allowed in such area under the provisions of this title. A yard extends from the ground upward. (North Liberty, Iowa)

■ **yard, corner side** The open space between the closest point of the principal building and the side line of the lot which abuts a street and extending from the front line of the building to the rear line of the building. (Glen Ellyn, Ill.)

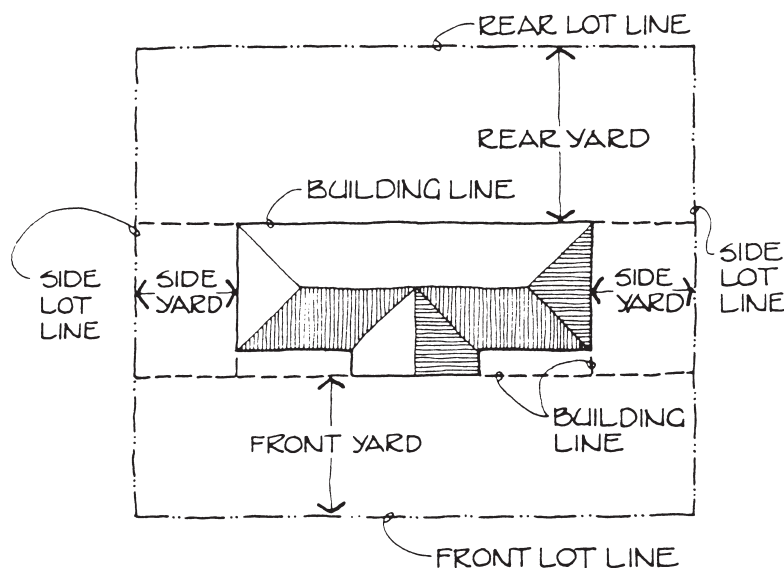
■ **yard, exterior** The required open space area adjacent to a public or private street. (Santa Rosa, Calif.)

An open-space area between the exterior side lot line and the required exterior side building setback line, extending between the front building setback line and the rear building setback line. (Mishawaka, Ind.)

■ **yard, front** A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot. (Multnomah County, Ore.)

Open space extending across the full width of a lot between the front lot line or the proposed front street line and nearest line of the building or any enclosed portion thereof. The depth of such yard is the shortest horizontal distance between the front lot line or proposed front street line and the nearest point of the building or any enclosed portion thereof. For a corner lot in a residential zone defined by two street lines connected by a third line having a length of less than 50 feet (commonly known as a “truncation”), the front yard must be measured from the front lot line, not from the truncation line. (Montgomery County, Md.)

The required open space area extending along the full frontage of a lot. (Santa Rosa, Calif.)



yard

The area across a lot bounded by the front lot line, the front yard line, and the side lot lines. (*North Liberty, Iowa*)

An open, unoccupied space on a lot facing a street, extending across the front of the lot between the side lot lines and from the outermost surface of the main building to the front lot line, with the minimum distance between the front lot line and the main building line as specified for the district in which the lot is located. In the case of a lot which borders upon more than one street, the front yard shall face the same as the front yard of the lot whose side yard is adjacent to such lot. (*Hedwig Village, Tex.*)

■ **yard, interior** The required open space area adjacent to another side or rear yard. (*Santa Rosa, Calif.*)

An open-space area between the interior side lot line and the required interior side building setback line, extending between the front building setback line and the rear building setback line. (*Mishawaka, Ind.*)

■ **yard, interior side** A side yard located immediately adjacent to another zoning lot or to an alley separating such side yard from another zoning lot. (*American Planning Association*)

■ **yard line, front** A line from one side lot line to another side lot line, parallel to the street, and as far back from the street

as required in this title for the front yard. On a corner lot, the front yard line is required along both streets. (*North Liberty, Iowa*)

■ **yard line, rear** A line parallel to the rear lot line and as far forward from the rear lot line as required by this title. (*North Liberty, Iowa*)

■ **yard line, side** A line parallel to the side lot line and as far from the side lot line as required by this title. (*North Liberty, Iowa*)

■ **yard measurement** In measuring a yard, the building line shall be deemed to mean a line parallel to the lot line drawn through the point of a building or the point of a group of buildings nearest to such lot line. This measurement shall be taken at the right angles from the building line to the nearest lot line. (*St. Charles, Mo.*)

■ **yard, rear** Open space extending across the full width of lot between the rear line of the lot and the nearest line of the building, porch, or projection thereof. The depth of such yard is the shortest horizontal distance between the rear lot line and the nearest point of the building. When the rear lot line is less than 10 feet long or if the lot comes to a point at the rear, the depth of rear yard is measured to an assumed rear lot line, as defined

under "lot line, rear." (*Montgomery County, Md.*)

A yard extending across the full width of a lot and lying between a rear lot line of the lot and the nearest point of the building. (*Rye, N.Y.*)

The required space area extending along the full width of a lot at the rear or back of the lot. However, if the majority of existing open space, excluding the front yard area, is located adjacent to the front yard, in the side yard area, the larger side yard may be considered the rear yard and the rear yard may be considered the side yard for the purpose of determining building setback lines, subject to the review and approval of the director of community development or his designee. (*Santa Rosa, Calif.*)

The required area from one side lot line to another side lot line and between the rear yard line and the rear lot line bounded by the rear lot line, the rear yard line, and the side lot lines. (*North Liberty, Iowa*)

An open, unoccupied space, except for accessory buildings as permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a minimum depth between the main building and the rear lot line as specified for the district in which the lot is located. (*Hedwig Village, Tex.*)

The area extending the full lot width and situated between the rear lot line and the face of the principal building which is parallel to, or most nearly parallel to, the rear lot line. (*Milwaukee, Wisc.*)

■ **yard, rear depth** The mean horizontal distance between the rear line of the principal building and the center line of an alley (where an alley exists), otherwise a rear lot line. (*Vadnais Heights, Minn.*)

■ **yard, rear street** The area extending the full lot width and situated between the rear street lot line and the face of the principal building which is parallel to, or most nearly parallel to, the rear street lot line. (*Milwaukee, Wisc.*)

■ **yard, required** A yard, as defined herein, that occupies the area of a required setback. (*Lake Elsinore, Calif.*)



front yard

■ **yard sale** (See *garage sale*; *rummage sale*)

■ **yard, side** The required open space area extending from the front yard to the rear yard along each side of a lot. (*Santa Rosa, Calif.*)

An open space on each side of a building and on the same lot with the building situated between the building and the side line of the lot and extending between the front yard and the rear yard. Any lot line, other than the rear lot line and the front lot line, shall be deemed a side line. (*Hedwig Village, Tex.*)

An open area extending from the front yard to the rear yard between the principal building and the nearest side lot line measured perpendicular from the side lot line to the nearest point of the principal building. (*Clarksdale, Ariz.*)

The required area from the front yard line to the rear yard line and from the side yard line to the side lot line. (*North Liberty, Iowa*)

The area extending between the front yard and rear yard or rear street yard and situated between the side lot line and the face of the principal building which is parallel to, or most nearly parallel to, the side lot line. (*Milwaukee, Wisc.*)

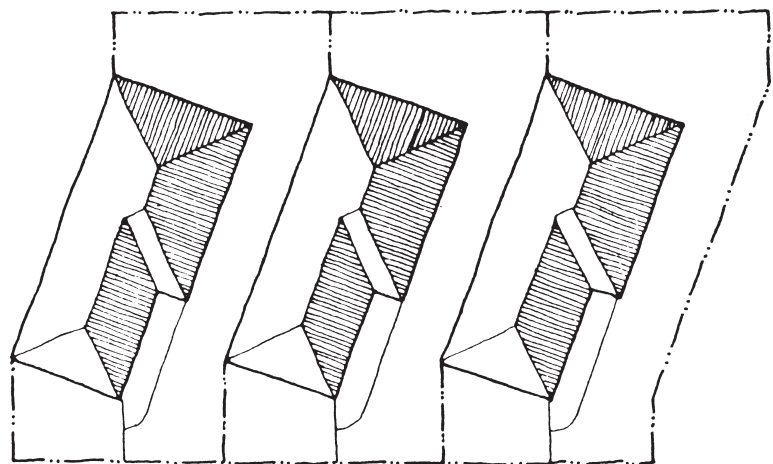
A yard between any building and the side lot line, extending from the front yard to the rear yard, or front lot line to rear lot line where no front yard or rear yard is required. The width of the required side



side yard

yard shall be measured horizontally from the nearest point of the side lot line to the nearest part of the building. (*Multnomah County, Ore.*)

Open space between the side lot line and the side street line or the proposed side street line, if such line falls within the lot, and the nearest line of the building, porch or projection thereof, extending from the front yard to the rear yard, or in the absence of either such yards to the front lot line or rear lot line. The width of a side yard is the shortest distance between the side lot line and the nearest point of the building, porch, or



ZERO LOT LINE

zero lot line

projection. For a corner lot in a residential zone defined by two street lines connected by a third line having a length of less than 50 feet (commonly known as a truncation), the side yard must be measured from the side street line, not from the truncation line. (*Montgomery County, Md.*)

■ **yard, side street** The area extending between the front yard and the rear yard or rear street yard and situated between the side street lot line and the face of the principal building which is parallel to, or most nearly parallel to, the side street lot line. (*Milwaukee, Wisc.*)

■ **yard waste** (See also *landscape waste*) Solid waste solely consisting of vegetative matter resulting from landscaping maintenance, including grass clippings. (*Alamance County, N.C.*)

Plant clippings, prunings, and other discarded materials from yards and gardens. (*Siskiyou County, Calif.*)

■ **yard width** The horizontal distance from the adjoining lot line to the closest point of the principal or accessory building. (*Glen Ellyn, Ill.*)

■ **youth hostel** A place where travelers may stay for a limited duration, as recognized by the International Hostel Association. (*Fairbanks North Star Borough, Alaska*)

■ **zero lot line** A common lot line on which a wall of a structure may be constructed. (*Austin, Tex.*)

■ **zero lot line development** Single-family dwellings arranged on individual lots as either detached structures with one or more side walls on a side property line. (*North Liberty, Iowa*)

The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line and complies with all fire code requirements for construction on a lot line. "Zero lot line development" shall not have the same meaning as "swap easement development." (*Lake Elsinore, Calif.*)

An arrangement of housing on adjoining lots in which the required side yard offset is reduced on one side and increased on the other so that the sum of the offsets on any lot is no less than the sum of the required offsets. No building or structure shall be closer to a lot line than five feet unless it abuts the lot line and is provided

with an access easement of five feet on the adjoining lot or abuts a building or structure on the adjoining lot. The offset adjacent to property not included in the zero lot line development or a street shall not be less than that required in the zoning district. (*Hot Springs, Ark.*)

A planned unit development in which a structure is sited on two or fewer lot lines with no yard, permitting site design flexibility while increasing the quantity of usable open space on the lot. (*Conyers, Ga.*)

The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a side lot line. (*Clarksdale, Ariz.*)

A detached single-family unit distinguished by the location of one exterior wall on a side property line. (*California Planning Roundtable*)

A planned arrangement of buildings which touch lot lines, thereby providing zero yard on that side. (*El Paso, Tex.*)

■ zipper lot (See *lot, zipper*)

■ **zone** A specifically delineated area or district within which uniform development standards govern the use, placement, spacing, and size of land and buildings. (*Clarksdale, Ariz.*)

A section or sections of the city in which the regulations set out in this title are uniform. (*North Liberty, Iowa*)

Any section or sections of the city for which the regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are uniform. (*Staunton, Va.*)

A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings. (*Siskiyou County, Calif.*)

Any zone as shown on the city's zoning map for which there are uniform regulations governing the use of buildings and premises or the height and area of buildings. (*Scottsdale, Ariz.*)

(1) An area of a city or county that has a unique character identifiable as different

from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone. (*California Planning Roundtable*)

Commentary: We have opted to list specific zones or zoning districts by the name of the zone. You will find "floating zone," "holding zone," "interim zone," "overlay zoning district," "transitional zone," and "underlying zoning district" alphabetized under their names.

■ **zone boundary** The limit and extent of each zone district classification. (*Prescott Valley, Ariz.*)

■ **zone, change of** (See also **zoning amendment**) The legislative act of rezoning one or more lots or parcels. (*Sandy, Ore.*)

■ **zoning** (See also **legislative**) The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas. Also, a program that implements policies of the general plan. (*California Planning Roundtable*)

A police power measure in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. (*Sacramento, Calif.*)

The reservation of certain specified areas within the municipality for building and structures, or use of land, for certain purposes with other limitations such as height, lot coverage, and other stipulations. (*Wood River, Ill.*)

The process of classifying land . . . into areas and districts, such areas and districts being generally referred to as "zones" and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement, and uses to which land, buildings, and structures within such designated

areas and districts may be put. (*Campbell County, Va.*)

The classification of land by types of uses permitted and prohibited and by densities and intensities permitted and prohibited. (*Prince George's County, Md.*)

The exercise of the police powers in which utilization and development of privately owned land is regulated through the division of a community into various districts and the specification of permitted and prohibited uses for each district. (*Washtenaw County, Mich.*)

Commentary: We have opted to list specific types of zoning by the name of the type. You will find "aesthetic zoning," "agricultural protection zone," "airport zoning," "areawide zoning," "as-of-right zoning," "conditional zoning," "contextual zoning," "contract zoning," "cumulative (pyramidal) zoning," "density zoning," "Euclidean zoning," "exclusionary zoning," "existing-use zoning," "form-based zoning," "flexible zoning," "incentive zoning," "inclusionary zoning," "performance zoning," "quarter/quarter zoning," "sliding-scale zoning," "split zoning," "spot zoning," and "watershed-based zoning" alphabetized under their names.

■ **zoning administrator** Generally, the local official responsible for granting zoning permits and, following a determination by the zoning board, for special permits and variances. Decisions of the official usually are appealable. In some places, the term is used to mean the hearing examiner. (*American Planning Association*)

An official or designated person . . . charged with enforcing and administering the zoning ordinance. (*Lake Lure, N.C.*)

A staff member of the department of city planning so designated by the city planning commission, who is herein charged with the administration of this zoning ordinance. (*Pittsburgh, Pa.*)

An appointed official whose primary responsibility is to administer and enforce the zoning code. (*Merrimack, N.H.*)

■ **zoning amendment** A change in the wording, context, or substance of this title or a change in the zoning or district boundaries of the official zoning map, to

be made a part of this title. (*West Des Moines, Iowa*)

A change in the wording, context, or substance of the development code, or a change in the zone boundaries or area district boundaries upon the zoning map. (*Sandy, Ore.*)

A revision, change, addition, or deletion in the text of this code, or a change in a zone classification or zoning district of one or more properties upon the zoning map. An amendment shall include the placement of a zoning designation or a prezoning designation on property not before classified by a city zoning designation. (*Santa Rosa, Calif.*)

A change in the provisions of this ordinance (including those portions incorporated by reference), properly effected in accordance with state law and the procedures set forth herein. (*Wood River, Ill.*)

The changing or rescinding of zoning and other land-use approvals following notice and an opportunity for objection. The status of the land-use approvals, including zoning or subdivision approval(s), may be that which applied previously to the property or may be a new or different zoning or other land-use status. (*Concord, N.C.*)

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area. (*California Planning Roundtable*)

An amendment to the zoning map which changes the zoning district applied to a site or area to another zoning district. (*Truckee, Calif.*)

An amendment to the official zoning map to change the zone classification of an area. (*Concrete, Wash.*)

An amendment to the official zoning map. (*Concord, N.C.*)

■ **zoning appeal** A request for a review of the zoning administrator's interpretation of any provision of this zoning code or a request for a variance. (*Troy, Ohio*)

An action which permits an applicant to obtain a hearing before any group with competent authority to provide redress from any decision rendered under provisions of [local law]. (*Prescott Valley, Ariz.*)

A request for a review by a superior authority of an interpretation of any provision of [the ordinance] or a request for a variance. (*Temple Terrace, Fla.*)

■ **zoning approval** The issuance of a permit or authorization by the zoning inspector indicating that a proposed building, structure, or use of land meets all of the standards, criteria, procedures, and requirements contained in this ordinance. (*Concord, N.C.*)

■ **zoning board of adjustment** (*See also legislative body; planning board*) An officially constituted body whose principal duties are to grant variances from the strict application of the zoning code and to grant special exceptions and conditional uses as provided by law. (*Bondurant, Iowa*)

A quasi-judicial body which hears and decides matters relating to the application of the zoning ordinance and considers appeals from the decisions of the zoning administrator and building official and considers variance and special exception applications. (*Merrimack, N.H.*)

■ **zoning certificate** A document signed by the zoning officer, as required by this zoning code, which acknowledges that a use, structure, building, or lot either complies with or is legally nonconforming to the provisions of this zoning code or is an authorized variance or modification therefrom. (*Newport, R.I.*)

The document . . . authorizing buildings, structures, or uses consistent with the terms of the zoning code and for the purpose of carrying out and enforcing its provisions. (*Wapakoneta, Ohio*)

■ **zoning code** (*See also unified development code*) The duly approved, enacted, and amended ordinance that controls and regulates land use in the city. (*Maryland Heights, Mo.*)

An ordinance enacted by the city council pursuant to [state law] that sets forth regulations and standards relating to the

nature and extent of uses of land and structures, which is consistent with the comprehensive plan of the city, which includes a zoning map, and complies with the provisions of [state law]. (*Newport, R.I.*)

■ **zoning district** (*See also base zoning district; land-use classification*) A section of the city in which zoning regulations and standards are uniform. (*Wood River, Ill.*)

Any district delineated on the official zoning district map under the terms and provisions of this code or which may hereinafter be created subsequent to the enactment of this code for which regulations governing the area, height, use of buildings, or use of land, and other regulations relating to development or maintenance of existing uses or structures, are uniform. (*Hedwig Village, Tex.*)

An area or areas within the limits of the city for which the regulations and requirements governing use, lot, and size of building and premises are uniform. (*Hopkins, Minn.*)

Any section, sections, or divisions of the city of which the regulations governing the use of land, density, bulk, height, and coverage of buildings and other structures are uniform. (*Cabot, Ark.*)

A land use area or zone established by this title for the designated intent. (*Sandy, Ore.*)

A designated area of the territory of the city within which certain uniform zoning regulations and requirements, or various combinations thereof, apply as set forth in this title. (*Santa Rosa, Calif.*)

A part, zone, or geographic area within the city or under its extraterritorial jurisdiction within which certain zoning or development regulations apply. (*North Liberty, Iowa*)

A portion of the city within which certain uses of land and buildings are permitted, and certain other uses of land and buildings are prohibited, or within which certain yards and other open spaces are required, or within which certain lot areas are established, or within which certain height limits are required for buildings, or within

which a combination of such aforesaid regulations are applied, all as set forth and specified in this title, or any of the districts with which any combining regulations are combined. (*Richland, Wash.*)

■ **zoning enforcement officer** (See also **code enforcement officer**) The officer designated by the [jurisdiction] as the officer responsible for enforcing and administering the requirements of the ordinance. (*McHenry County, Ill.*)

The person appointed under applicable city or state law who shall be duly charged with the enforcement of the ordinance. (*Chelsea, Mass.*)

The person designated by the city council to administer the zoning code. (*Cabot, Ark.*)

Any person duly appointed by the city council, as provided in other ordinances of the city, without limitation, charged with the duty and obligation of issuing permits and certificates of occupancy and primarily charged with the responsibility of enforcing the provisions of this zoning code. (*Hedwig Village, Tex.*)

■ **zoning hearing** (See **public hearing**)

■ **zoning hearing examiner** (See **hearing examiner**)

■ **zoning lot** (See **lot**)

■ **zoning map** (See also **official map**) A map that graphically shows all zoning district boundaries and classifications within the city, as contained within the zoning code, which is signed by the community development director and on file in the planning department. (*Escondido, Calif.*)

The map adopted as an ordinance by the municipality that delineates the extent of each district or zone established in the zoning ordinance. (*Grand Forks, N.Dak.*)

The map or maps that are a part of this zoning code and that delineate the boundaries of all mapped zoning districts within the physical boundary of the city. (*Newport, R.I.*)

The map and any amendments thereto designating the zoning districts, incorpo-

rated into this ordinance by reference. (*Wood River, Ill.*)

The map delineating the boundaries of zones which, along with the zoning text, comprises the zoning ordinance. (*North Liberty, Iowa*)

■ **zoning notice of decision** A written communication that specifies the action of a hearing authority or director concerning a development proposal. (*Sandy, Ore.*)

■ **zoning permit** (See also **permit**) A document signed by the zoning officer, as required in this chapter, as a condition precedent to the commencement of a use or the erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building, which document acknowledges that such use, structure, or building complies with the provisions of this chapter or an authorized variance therefrom. (*Siskiyou County, Calif.*)

Written approval by the zoning administrator that is required before commencing any construction, reconstruction, alteration of any building or other structure or before establishing, extending, or changing any use on any lot. (*Nashville and Davidson County, Tenn.*)

An acknowledgement made to the building official by the staff advisor that the application for a building permit meets the requirements of the land use ordinance. Where applicable a zoning permit may also set forth any special conditions to be met by the applicant prior to issuance of a certificate of occupancy or any other planning- and zoning-related conditions to be enforced by the building official. (*Ashland, Ore.*)

■ **zoning resolution** (See **resolution**)

■ **zoning uniformity** A basic premise of zoning that all properties in the same zoning district are subject to the same regulations. Attacks on certain zoning actions, such as spot zoning or attaching extra conditions to a rezoning as in conditional rezoning, often are based on violation of uniformity provisions. (*American Planning Association*)

■ **zoo** (See also **cultural services**) An area, building, or structures which contain wild animals on exhibition for viewing by the public. (*Cecil County, Md.*)

■ **zoo, private** Any lot, building, structure, enclosure, or premises whereupon or wherein are kept by any person, other than a municipal corporation, the United States, the state, or any political subdivision thereof, two or more wild animals, whether such keeping is for pleasure, profit, breeding, or exhibiting, and including places where two or more wild animals are boarded, kept for sale, or kept for hire. (*Carlsbad, Calif.*)



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